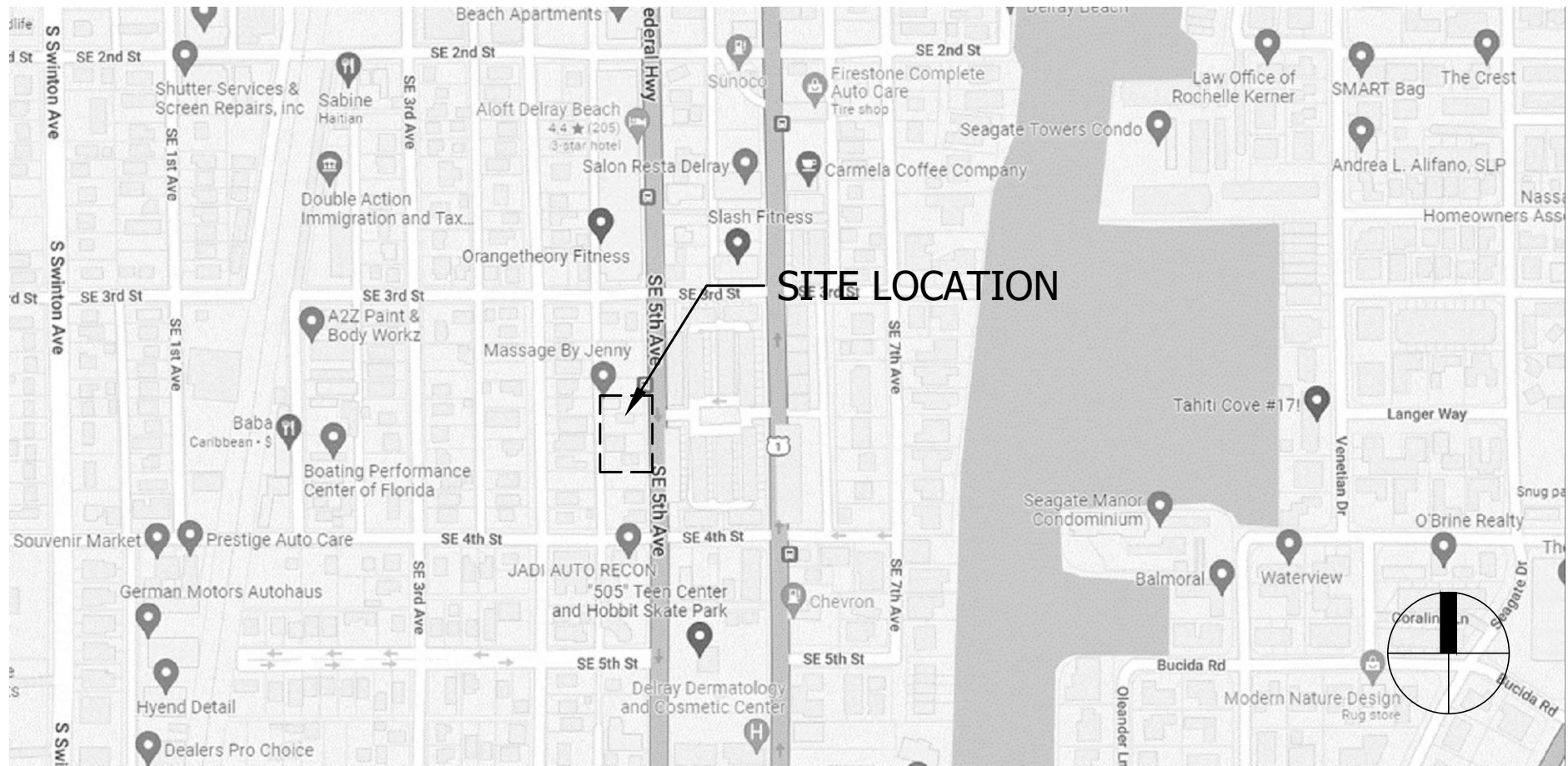


354 NE 5TH AVE

354 SE 5th Avenue
Delray Beach, FL 33483



SILBERSTEIN ARCHITECTURE:

- CV-1.0 Cover Sheet
- S-1.0 Survey
- A-1.0 Overall Site Plans
- A-1.1 Site Plan
- A-1.2 Roof Plan
- A-1.3 / A-1.4 Floor Plans
- A-1.6 / A-1.7 Floor Plans
- A-1.5 Photometric Plan
- A-2.0 / A-2.1 Exterior Lighting Plans
- A-3.0 East Elevation
- A-3.1 West Elevations
- A-3.2 North/South Elevations
- A-3.3 Window Covering Diagram
- A-3.4 Facade Composition
- A-3.5 Renderings
- A-4.0 Section
- A-4.1 Section
- A-4.2 Site Line Study

CAUFIELD & WHEELER, INC. (CIVIL):

- CS Cover Sheet
- PP-1 Pollution Prevention Plan
- PD-1 General Notes Plan
- PD-1A Demolition Plan
- PD-2 Paving & Grading Plan
- PD-2A Drainage Plan
- PD-3 Pavement, Marking & Signage Plan
- PD-4 Paving & Grading & Drainage Details
- PD-5 Paving & Grading & Drainage Details
- PD-6 Paving & Grading & Drainage Details
- WS-1 Water Distribution, Sanitary Sewer and Utility Plan
- WS2 Water Distribution, & Sanitary Sewer Details
- WS3 Water Distribution, & Sanitary Sewer Details
- WS4 Compose Utility Plan

CHRIS CABEZAS (LANDSCAPE):

- LP-1 Tree Disposition Plan
- LP-2 Landscape Plan & Schedules
- LP-3 Landscape Details & Specifications

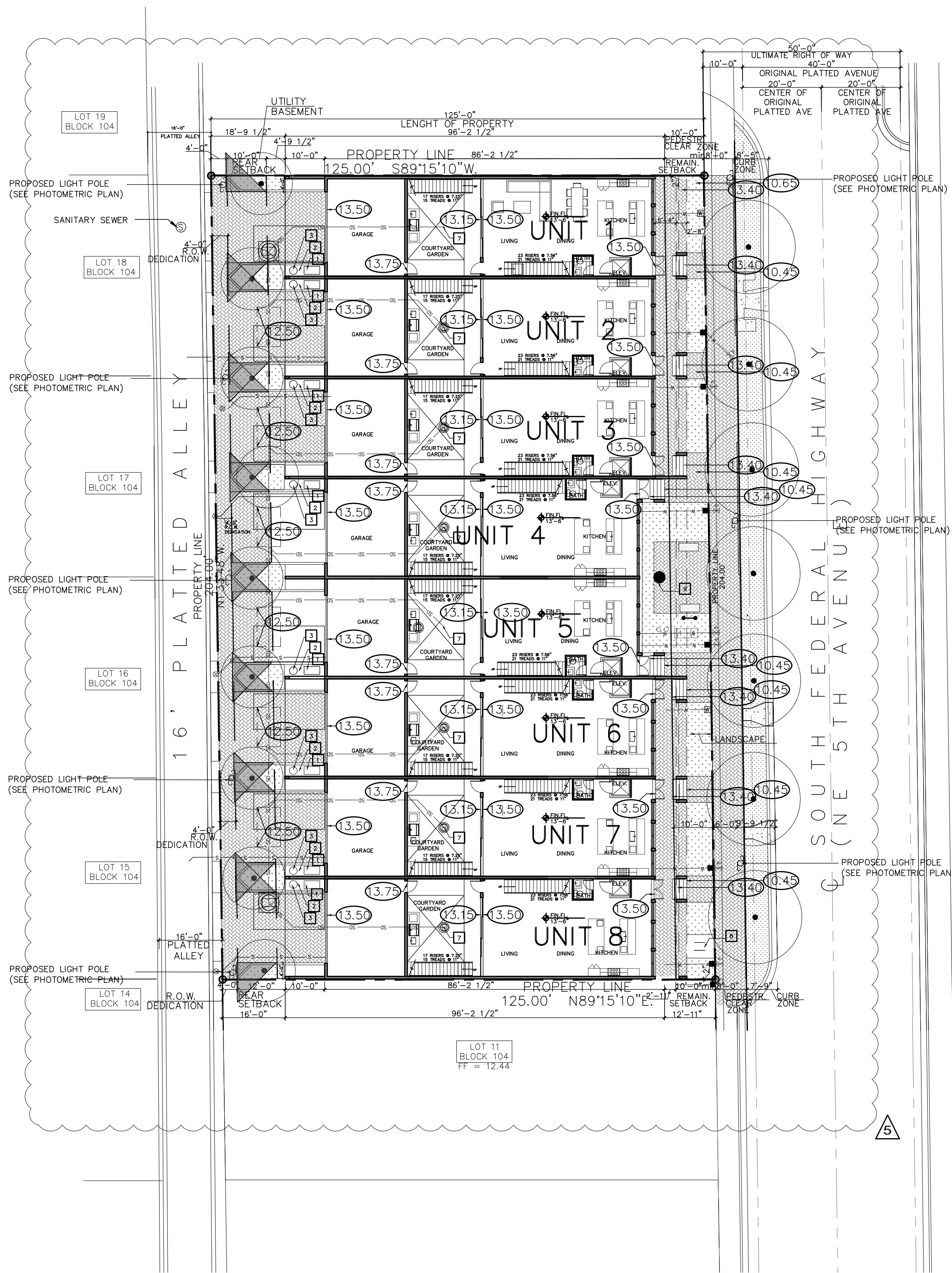


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DELRAY BEACH, FL 33483

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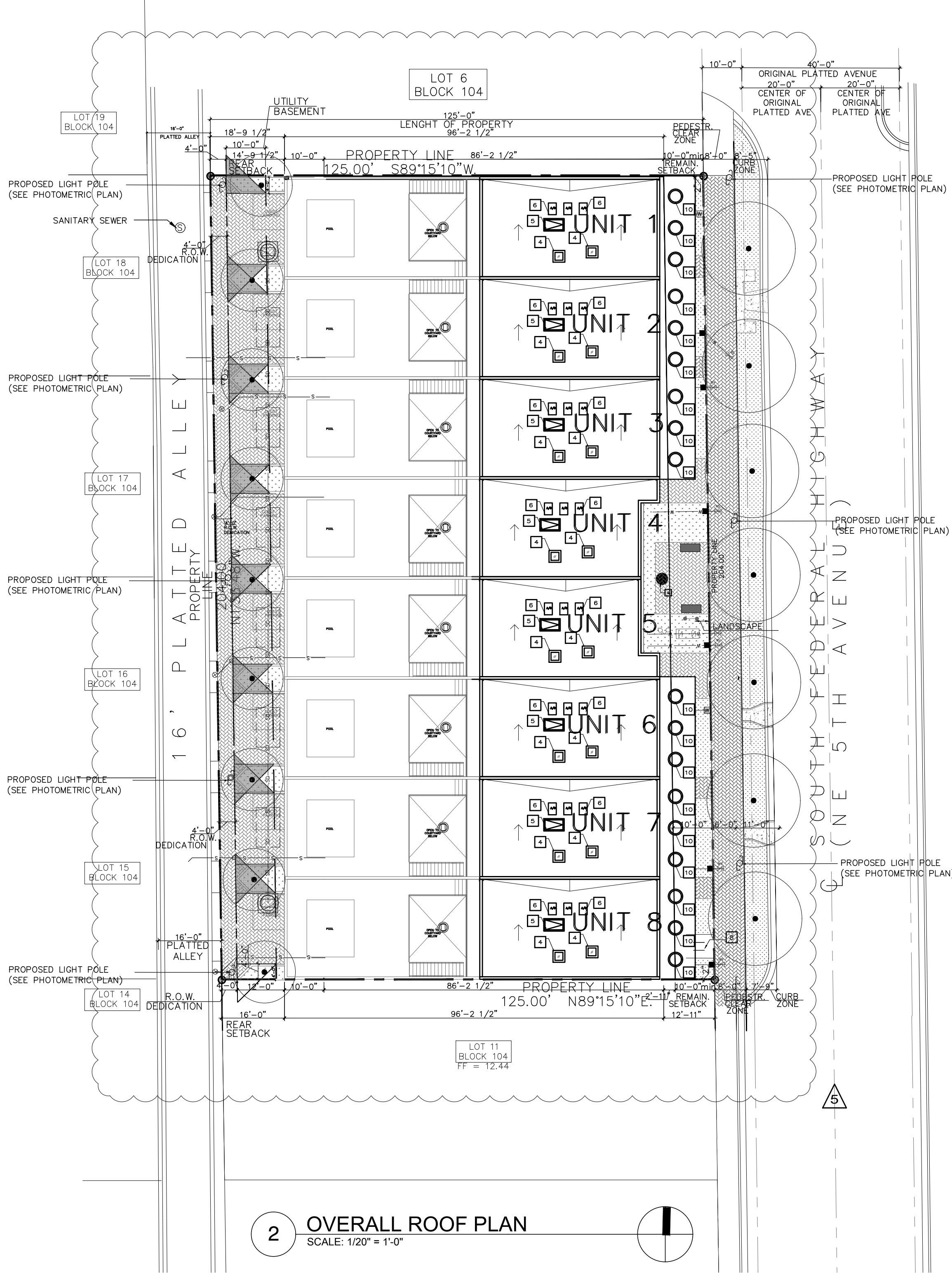
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2	TAC COMMENTS	2.6.23	
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5	TAC COMMENTS		
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CV-1.0
PRINT DATE:
MAY. 24, 2023



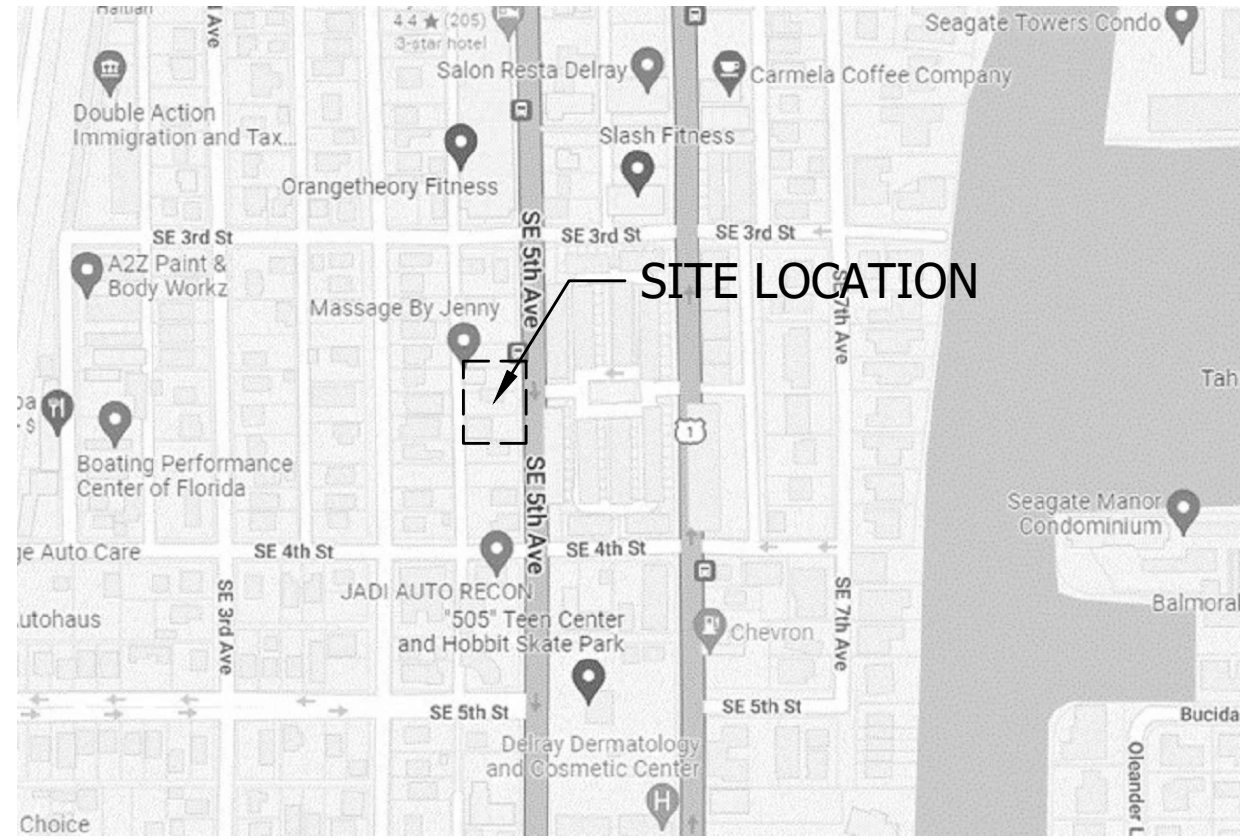
1 OVERALL SITE PLAN
SCALE: 1/20" = 1'-0"

NOTE
SEE A1.1 AND A1.2 FOR LARGER SCALE



2 OVERALL ROOF PLAN
SCALE: 1/20" = 1'-0"

LEGEND	
DESCRIPTION	
1 FUTURE 2'X4' GENERATOR	6 ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.
2 CONCRETE SLAB	7 DRAIN
3 POOL EQUIPMENT	8 BICYCLE RACK FOR 2 ON CONCRETE PAD
4 SKYLIGHT WITH 6" CURB	9 LOCATION OF SCULPTURE
5 ROOF HATCH	10 3'0 SKYLIGHT WITH 4" CURB



3 VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION		
ADDRESS: 353 SE 5TH AVE. DELRAY BEACH, FL		
LEGAL DESCRIPTION: LOTS 1 & 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 2, RECORDED IN THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.		
PROJECT DESCRIPTION:		NEW MULTI-FAMILY RESIDENTIAL
CURRENT PROPERTY USE:		MULTI-FAMILY RESIDENTIAL
ZONING DISTRICT:		CBD – CENTRAL BUSINESS DISTRICT 30 DU/AC MAX
SETBACKS	REQUIRED	PROVIDED
NORTH	0'-0"	0'-2"
WEST-ALLEY	10'-0"	14'-9 1/2" – 12'-0"
SOUTH	0'-0"	0'-2"
EAST-NE 5TH AVE	10'-0"	10'-0" – 12'-11"
DWELLING UNITS	30 DU/ACRE MAX	8/0.29 = 27.58 DU/AC
BUILDING HEIGHT:	REQUIRED	PROVIDED
TOP OF ROOF	54'-0" MAX	39'-6" A.F.F.
SITE AREA CALCULATION		
TOTAL SITE AREA	24,684 S.F.	
BUILDING FOOTPRINT	19,352 S.F.	77.12%
CIVIC SPACE:	REQUIRED	PROVIDED
	4,684 X 5%	234 S.F.
BUILDING AREA PER UNIT: 5 UNITS TOTAL		
FIRST FLOOR A/C	1162 S.F.	
SECOND FLOOR A/C	1175 S.F.	
THIRD FLOOR A/C	1175 S.F.	
TOTAL A/C PER UNIT	3,512 S.F.	
TOTAL A/C ALL UNITS	28,096 S.F.	
COURTYARD PER UNIT	487 S.F.	
GARAGE PER UNIT	523 S.F.	
TOTAL GROSS AREA PER UNIT	4,522 S.F.	
TOTAL GROSS ALL UNITS	36,176 S.F.	
REDUCTION OF URBAN HEAT ISLAND		
TOTAL IMPERVIOUS PARKING 996 S.F. SHALL BE GRADE CONCRETE THAT HAS A 0.35 REFLECTANCE VALUE		
PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
(8) 3 BEDROOM UNITS	1.75 PER UNIT=14	16 IN GARAGE
GUEST SPACES	0.5 PER UNIT=4	8 IN DRIVEWAY
TOWNHOUSES SHALL BE FEE SIMPLE.		
BIKE REQUIREMENTS		
	REQUIRED	PROVIDED
	1 PER 4 UNITS	2

WAIVERS

DESCRIPTION

LANDSCAPE WAIVER FOR THE 5' LANDSCAPE STRIP BETWEEN VEHICULAR USE AREA AND ADJACENT SIDE PROPERTY LINES.



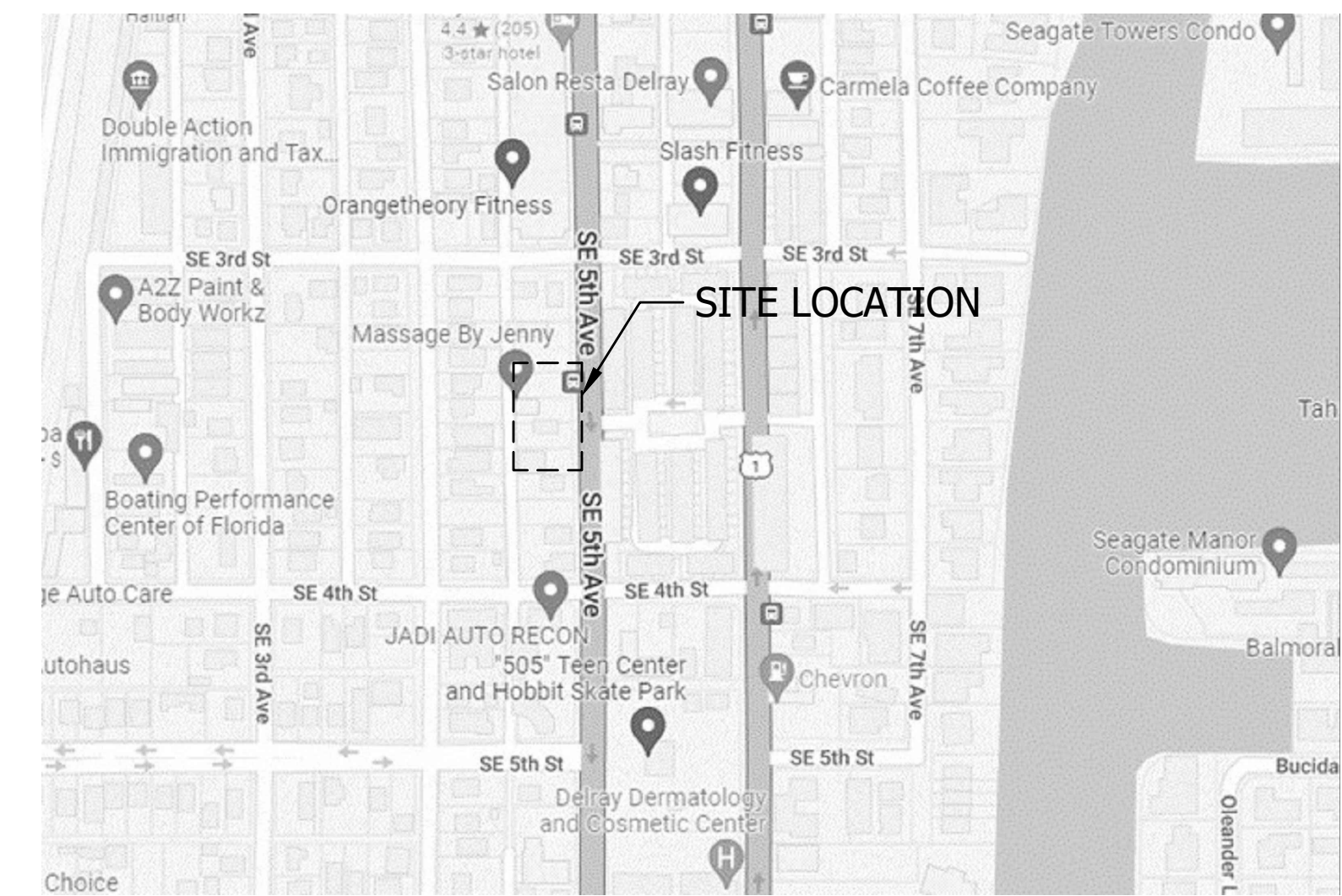
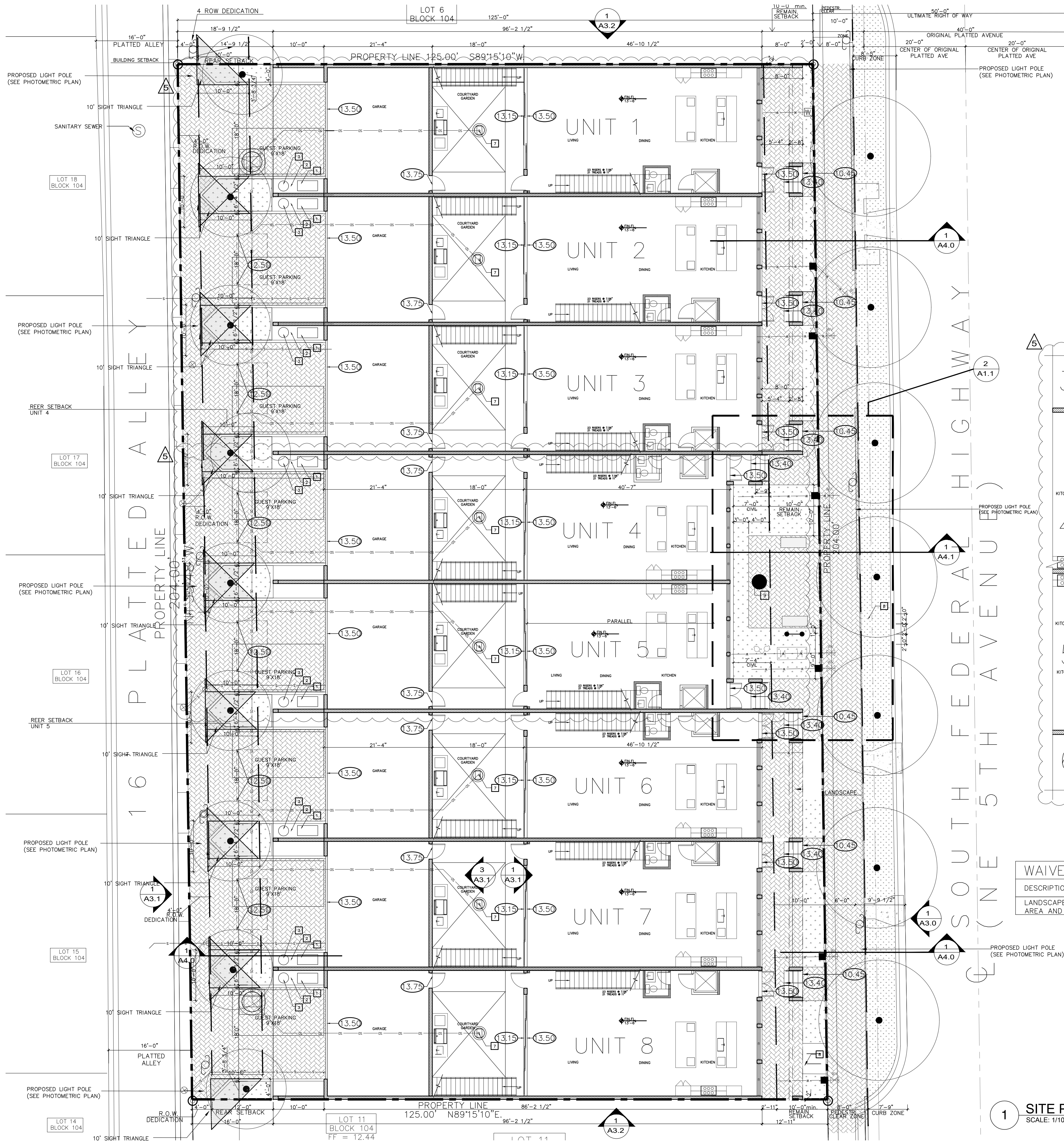
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PERMIT SET	
REVISIONS	
1 TAC COMMENTS	6.2.22
2 TAC COMMENTS	8.1.22
3 TAC COMMENTS	9.21.22
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5 TAC COMMENTS	
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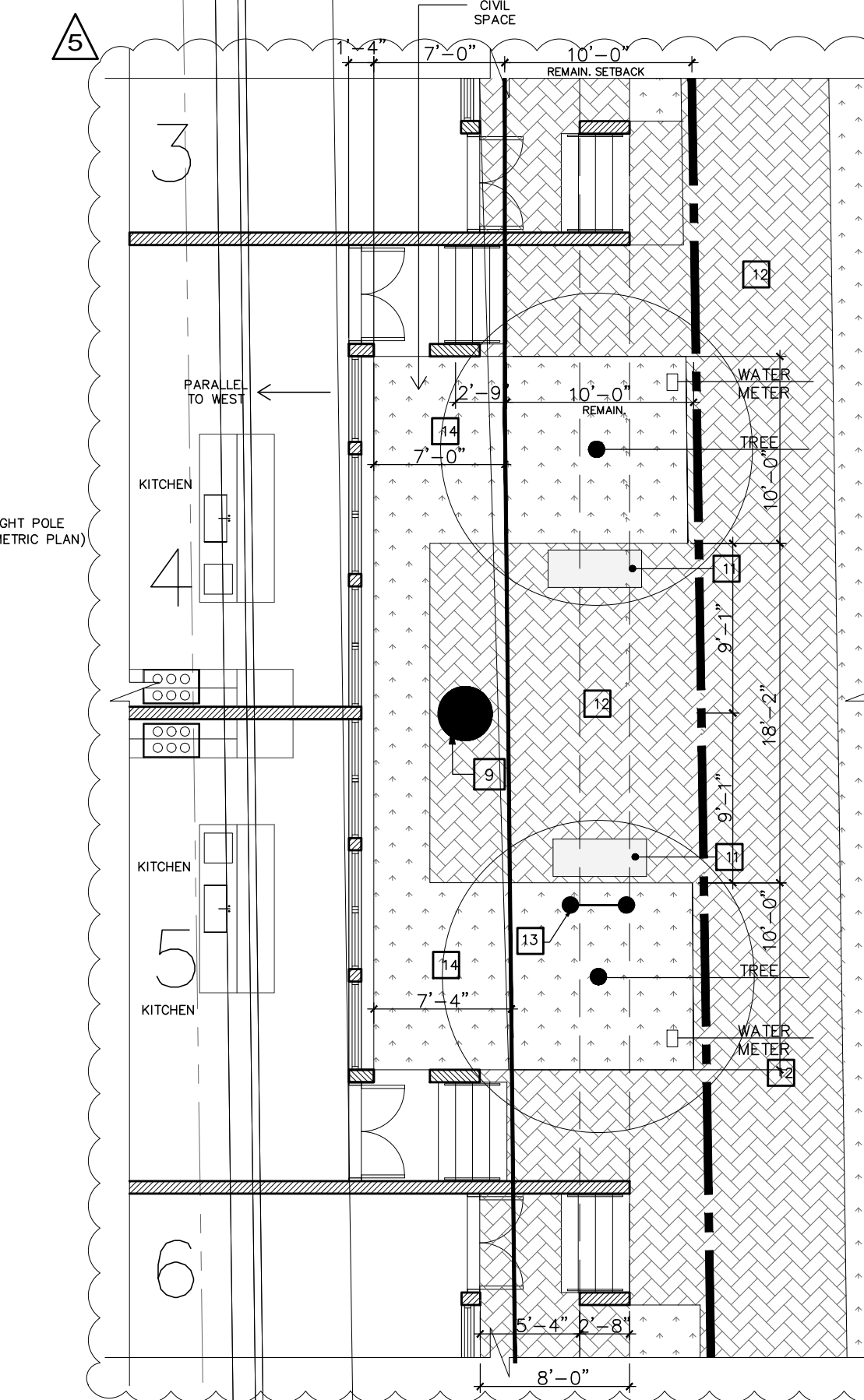
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PRINT DATE:
MAY 24, 2023



3 VICINITY MAP
SCALE: N.T.S.

SITE INFORMATION		
ADDRESS: 353 SE 5TH AVE. DELRAY BEACH, FL		
LEGAL DESCRIPTION: LOTS 1 & 2, BLOCK 104, OSCEOLA PARK, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 3, PAGE 2, RECORDED IN THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.		
PROJECT DESCRIPTION:		NEW MULTI-FAMILY RESIDENTIAL
CURRENT PROPERTY USE:		MULTI-FAMILY RESIDENTIAL
ZONING DISTRICT:		CBD - CENTRAL BUSINESS DISTRICT 30 DU/AC MAX
SETBACKS	REQUIRED	PROVIDED
NORTH	0'-0"	0'-2"
WEST-ALLEY	10'-0"	14'-9 1/2" - 12'-0"
SOUTH	0'-0"	0'-2"
EAST-NE 5TH AVE	10'-0"	10'-0" - 12'-11"
DWELLING UNITS	30 DU/ACRE MAX	8/0.29 = 27.58 DU/AC
BUILDING HEIGHT:	REQUIRED	PROVIDED
TOP OF ROOF	54'-0" MAX	39'-6" A.F.F.
SITE AREA CALCULATION		
TOTAL SITE AREA	24,684 S.F.	
BUILDING FOOTPRINT	19,352 S.F. 77.12%	
CIVIC SPACE:	REQUIRED	PROVIDED
7.1' X 38.1' = 270.51	4,684 X 5% = 234	270.51
BUILDING AREA UNIT 1, 2, 3, 6, 7, 8		
FIRST FLOOR A/C UNITS 1, 2, 3, 6, 7, 8	1221 S.F. x 6=7326	
SECOND FLOOR A/C UNITS 1, 2, 3, 6, 7, 8	1221 S.F. X 6=7326	
THIRD FLOOR A/C UNITS 1, 2, 3, 6, 7, 8	1220 S.F. X 6 = 7320	
TOTAL A/C UNITS 1, 2, 3, 6, 7, 8	21,972 S.F.	
COURTYARD UNITS 1, 2, 3, 6, 7, 8	492 S.F. X6 = 2952	
GARAGE UNITS 1, 2, 3, 6, 7, 8	444 S.F. X6 = 2664	
TOTAL GROSS AREA UNITS 1, 2, 3, 6, 7, 8	27,588 S.F.	
BUILDING AREA UNITS 4+5		
FIRST FLOOR A/C UNITS 4 + 5	1108 S.F. x 2=2216	
SECOND FLOOR A/C UNITS 4 + 5	1108 S.F. X 2=2216	
THIRD FLOOR A/C UNITS 4 + 5	1149 S.F. X 2 = 2298	
TOTAL A/C UNITS 4 + 5	6,730 S.F.	
COURTYARD UNITS 4 + 5	494 S.F. X2 = 988	
GARAGE UNITS 4 + 5	604 S.F. X5 = 1208	
TOTAL GROSS AREA UNITS 4 + 5	8,926 S.F.	
BUILDING AREA ALL UNITS		
TOTAL A/C ALL UNITS	28,702 S.F.	
TOTAL GROSS AREA ALL UNITS	36,514 S.F.	
PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
(8) 3 BEDROOM UNITS	1.75 PER UNIT=14	16 IN GARAGE
GUEST SPACES	0.5 PER UNIT=4	8 IN DRIVEWAY
TOWNHOUSES SHALL BE FEE SIMPLE.		
BIKE REQUIREMENTS		
	REQUIRED	PROVIDED
	1 PER 4 UNITS	2

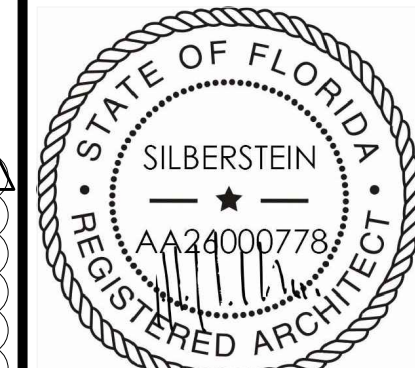


2 CIVIL PLAN
SCALE: 1/8" = 1'-0"

WAIVERS	
DESCRIPTION	
LANDSCAPE WAIVER FOR THE 5' LANDSCAPE STRIP BETWEEN VEHICULAR USE AREA AND ADJACENT SIDE PROPERTY LINES.	

1 SITE PLAN
SCALE: 1/10" = 1'-0"

LEGEND	
DESCRIPTION	
1 FUTURE 2'X4' GENERATOR	8 BICYCLE RACK FOR 2 ON CONCRETE PAD
2 CONCRETE SLAB	9 LOCATION OF SCULPTURE
3 POOL EQUIPMENT	10 3'0 SKYLIGHT WITH 4" CURB
4 SKYLIGHT WITH 6" CURB	11 BENCHES 2' X 5'
5 ROOF HATCH	12 PAVERS
6 ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.	13 BACKFLOW PREVENTER
7 DRAIN	14 LANDSCAPE



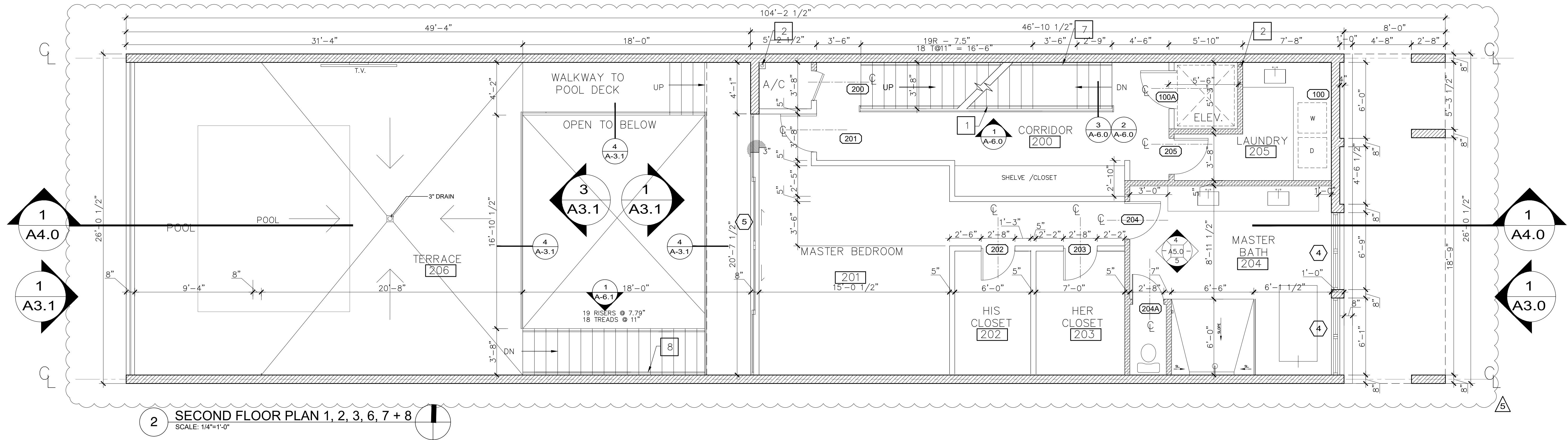
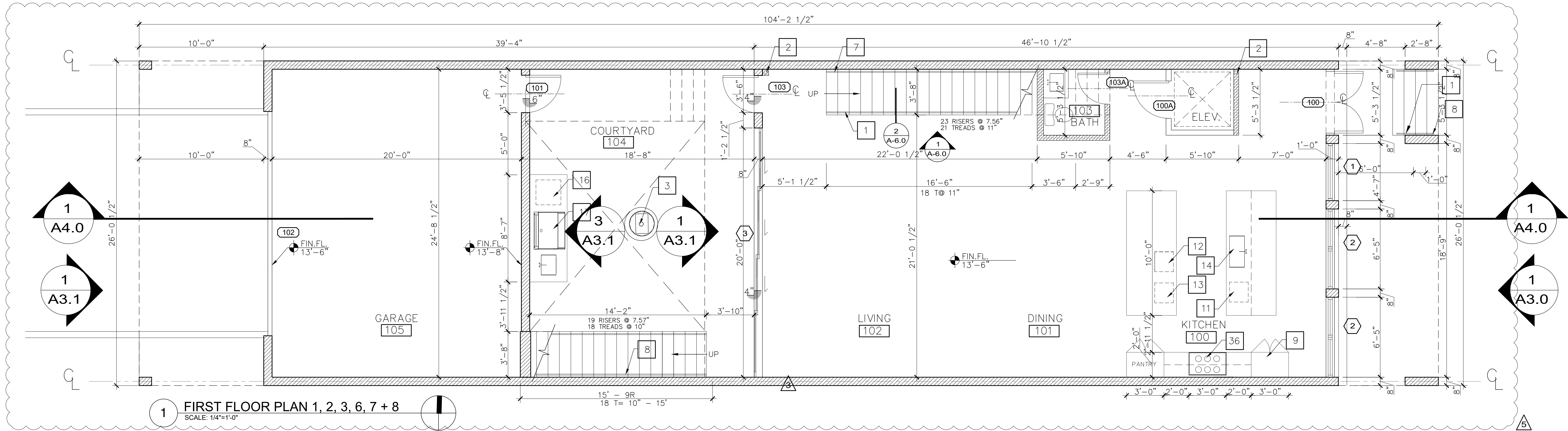
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PERMIT SET	
REVISIONS	
1. TAG COMMENTS	6.2.22
2. TAG COMMENTS	8.1.22
3. TAG COMMENTS	9.21.22
4. TAG COMMENTS	1.8.23
5. TAG COMMENTS	
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DESCRIPTION	
FUTURE 2'X4" GENERATOR	8 BICYCLE RACK FOR 2 ON CONCRETE PAD
CONCRETE SLAB	9 LOCATION OF SCULPTURE
POOL EQUIPMENT	10 3'O SKYLIGHT WITH 4" CURB
SKYLIGHT WITH 6" CURB	11 BENCHES 2' X 5'
ROOF HATCH	12 PAVERS
ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.	13 BACKFLOW PREVENTER
DRAIN	14 LANDSCAPE

PERMIT SET		
<u>REVISIONS</u>		
1.	TAC COMMENTS	6.2.22
2.	TAC COMMENTS	8.1.22
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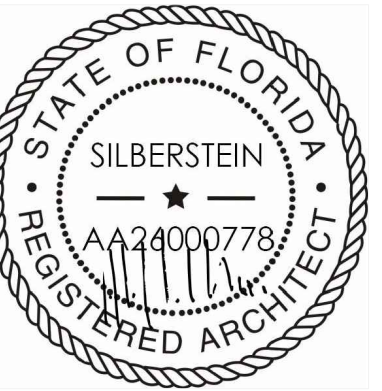
LEGEND

DESCRIPTION							
1	GLASS RAIL	8	STAINLESS STEEL HANDRAIL BRACKET ROUND HBWA.005.LAQ.RND BY INCINE DESING.COM + STAINLESS STEEL HANDRAIL TUBE ROUND BY INCINE DESING.COM	14	30" UNDERMOUNT SINK / WITH DISPOSAL	22	2x8 VERTICAL BRISE SOLEIL SHADE COLOR TEAK <

NOTES:
 1. FINAL MODEL, TYPE, BRAND, COLOR, MATERIAL AND/OR FINISH TO BE SELECTED BY ARCHITECT
 2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ASSEMBLY
 3. SEE MECH. FOR LOCATION OF AIR HANDLERS AND EQUIPMENT
 4. STAIR RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH FBC R311.7.4.3, TO NOT ALLOW THE PASSAGE OF A 4" SPHERE
 5. ALL DIMENSIONS ARE NOMINAL
 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IN MEASUREMENTS
 7. DO NOT SCALE DRAWINGS

WALL TYPES LEGEND:

	8" OR 12" CMU WALL (SEE STRUCTURAL REQUIREMENTS) TO HAVE 7/8" METAL FURRING ON TOP OF 3/4" TUFF-R INSULATION (OWENSCORNING.COM) WITH QUIETROCK ES MOLD RESISTANT GYPSUM WALL BOARD FOR ALL DEMISING WALLS. INSTALL AS PER REQUIREMENTS OF NATIONAL GYPSUM WALL PRODUCTS 3/4" FLOAT FINISH STUCCO ON MASONRY FOR ALL WALLS EXPOSED TO EXTERIOR AS PER ASTM C-926
	8" OR 12" CMU WALL WITH STUCCO ON BOTH SIDES, OR 5/8" DRYWALL IF INTERIOR WALL
	3-5/8" 25 GA MTL. STUD @ 16" O.C. W/ 5/8" GYPSUM WALL BOARD
	3-5/8" 25 GA MTL. STUD OR AS NOTED ON PLANS @ 16" O.C. WITH 3-1/2" SOUND ATTENUATION BATT FIBER GLASS INSULATION (OWENSCORNING.COM)
	8" CMU WALL (SEE STRUCTURAL REQUIREMENTS) WITH UL CLASSIFICATION D-2 (2-HOUR FIRE RATED) TO HAVE 7/8" METAL FURRING STRIPS WITH 5/8" SUPRESS SOUND ENGINEERED DRYWALL ON BOTH SIDES



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DELRAY BEACH, FL 33483

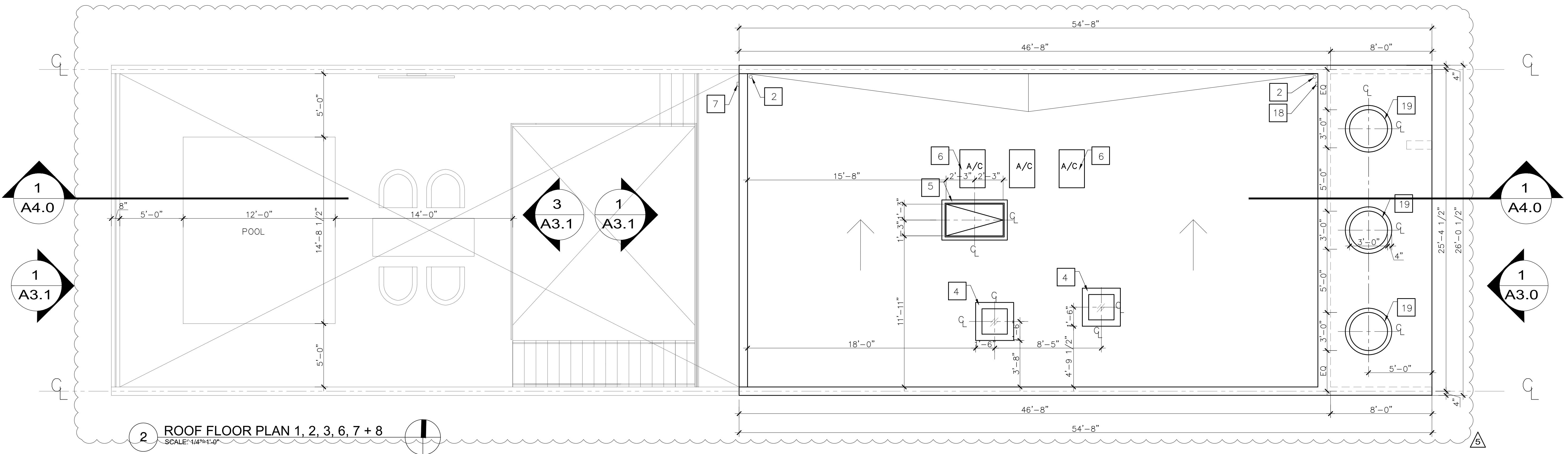
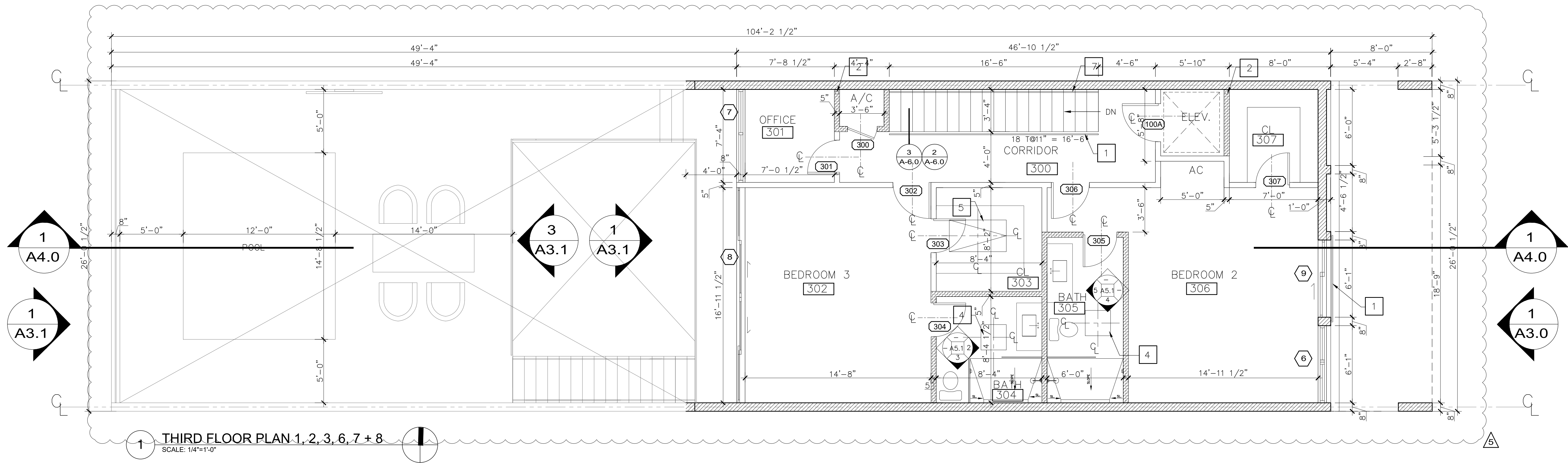
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PERMIT SET	
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PRINT DATE:
MAY 24, 2023

SILBERSTEIN ARCHITECTURE
 524 NE 2ND STREET DELRAY BEACH FL 33483
 TEL 561 276 9393 LICENSE # AA26000778
 WWW.SILBERSTEINARCHITECT.COM
 jsilbersteinarchitect.com or sils@silbersteinarchitect.com



LEGEND			
DESCRIPTION			
1 GLASS RAIL	8 STAINLESS STEEL HANDRAIL BRACKET ROUND	14 30" UNDERMOUNT SINK / WITH DISPOSAL	NOTES: 1. FINAL MODEL, TYPE, BRAND, COLOR, MATERIAL AND/OR FINISH TO BE SELECTED BY ARCHITECT 2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ASSEMBLY 3. SEE MECH. FOR LOCATION OF AIR HANDLERS AND EQUIPMENT 4. STAIR RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH FBC R311.7.4.3, TO NOT ALLOW THE PASSAGE OF A 4" SPHERE 5. ALL DIMENSIONS ARE NOMINAL 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IN MEASUREMENTS 7. DO NOT SCALE DRAWINGS
2 3" DRAIN	9 HBWA.005.LAQ.RND BY INCINE DESING.COM + STAINLESS STEEL HANDRAILTUBE ROUND BY INCINE DESING.COM	15 HOOD ABOVE COOKTOP	
3 YARD DRAIN	10 36" BUILT-IN REFRIGERATOR	16 GARAGE FOR APPLANCES	
4 2'X2' SKYLIGHT WITH 6" CURB MOUNTED BY VELUX. SUBMIT SHOP DWGS.	11 36" GAS COOKTOP	17 36" BUILT-IN GAS BBQ, VERIFY DIMENSIONAL REQUIREMENTS WITH ARCHITECT	
5 ROOF HATCH BY BILCO TYPE N.B	12 DISHWASHER	18 OVERFLOW SCUPPER	
6 ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.	13 UNDERCOUNTER MICROWAVE	19 3'Ø SKYLIGHT WITH 4" CURB	
7 HANDRAIL ASSEMBLY: STAINLESS STEEL FLAT END TERMINAL E4265 FOR WOODINOX HANDRAIL 1"Ø 1500, STAINES STEEL SUPPORT E 4586 BY STAIRPARTSUSA.COM	20 UNDERCOUNTER OVEN	21 3'-6" HIGH DRYWALL RAIL	
		22 PANTRY	

WALL TYPES LEGEND:	
	8" OR 12" CMU WALL (SEE STRUCTURAL REQUIREMENTS) TO HAVE 7/8" METAL FURRING ON TOP OF 3/4" TUFF-R INSULATION (OWENSCORNING.COM) WITH QUIETROCK ES MOLD RESISTANT GYPSUM WALL BOARD FOR ALL DEMISING WALLS. INSTALL AS PER REQUIREMENTS OF NATIONAL GYPSUM WALL PRODUCTS 3/4" FLOAT FINISH STUCCO ON MASONRY FOR ALL WALLS EXPOSED TO EXTERIOR AS PER ASTM C-926
	8" OR 12" CMU WALL WITH STUCCO ON BOTH SIDES, OR 5/8" DRYWALL IF INTERIOR WALL
	3-5/8" 25 GA MTL. STUD @ 16" O.C. W/ 5/8" GYPSUM WALL BOARD
	3-5/8" 25 GA MTL. STUD OR AS NOTED ON PLANS @ 16" O.C. WITH 3-1/2" SOUND ATTENUATION BATT FIBER GLASS INSULATION (OWENSCORNING.COM)
	8" CMU WALL (SEE STRUCTURAL REQUIREMENTS) WITH UL CLASSIFICATION D-2 (2-HOUR FIRE RATED) TO HAVE 7/8" METAL FURRING STRIPS WITH 5/8" SUPRESS SOUND ENGINEERED DRYWALL ON BOTH SIDES



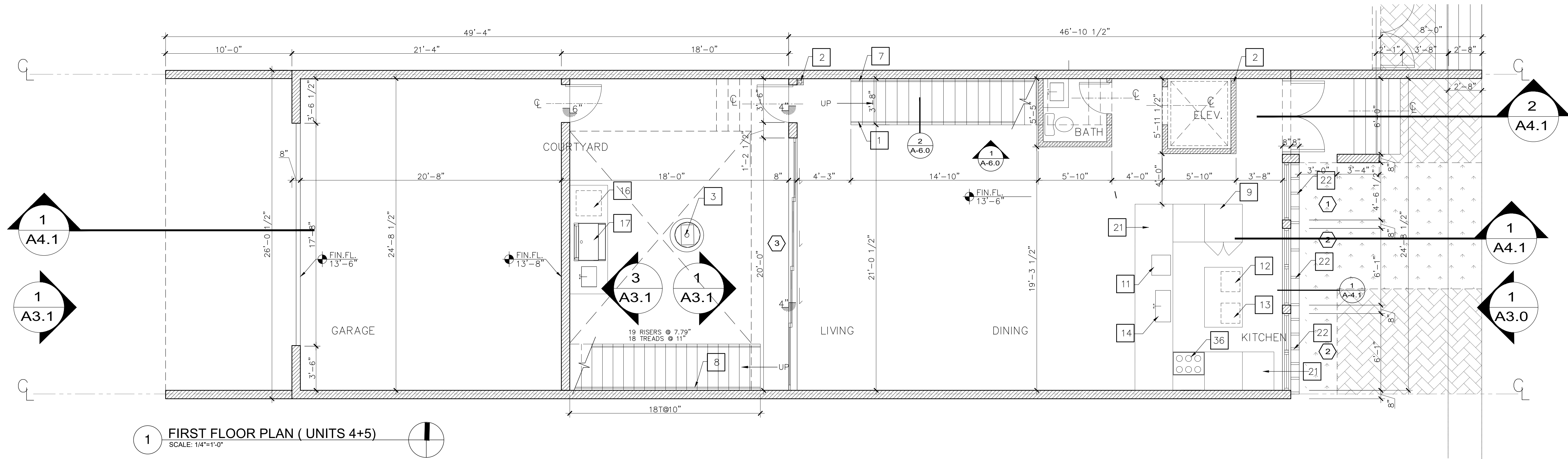
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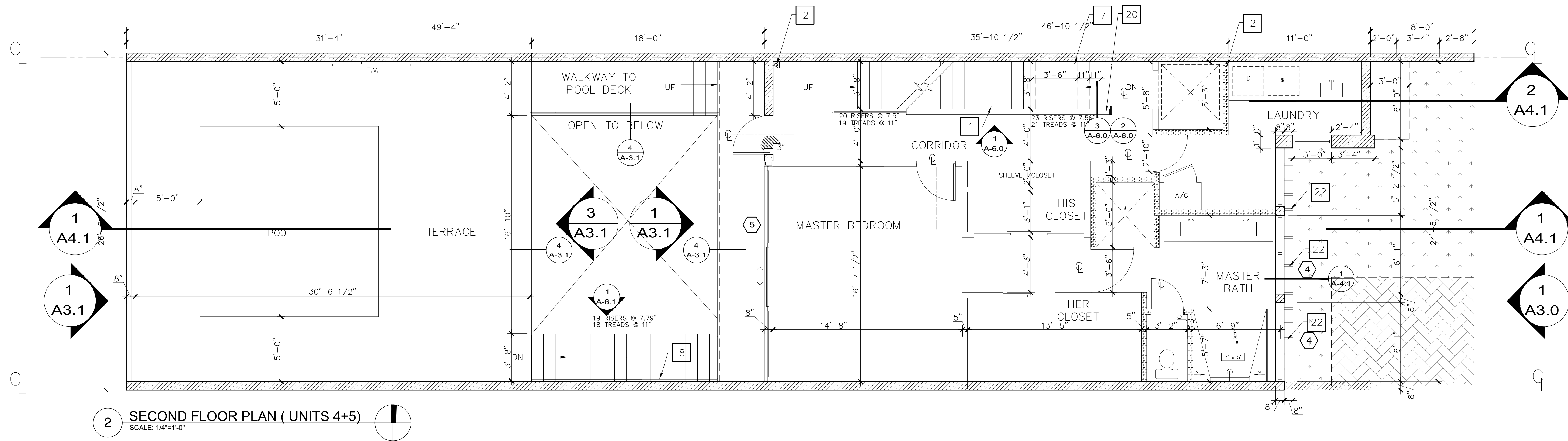
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2. TAC COMMENTS	8.1.22
3. TAC COMMENTS	8.25.22
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5. TAC COMMENTS	
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A-1.4
PRINT DATE:
MAY 24, 2023

SILBERSTEIN ARCHITECTURE
524 NE 2ND STREET DELRAY BEACH FL 33483
TEL 561 276 9593 LICENSE # AA26000778
WWW.SILBERSTEINARCHITECT.COM
jsilberstein@silbersteinarchitect.com or jsilberstein@silbersteinarchitect.com



1 FIRST FLOOR PLAN (UNITS 4+5)
SCALE: 1/4"=1'-0"



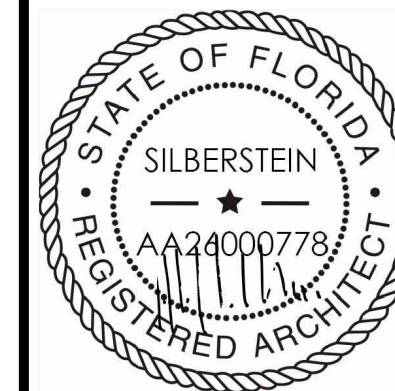
2 SECOND FLOOR PLAN (UNITS 4+5)
SCALE: 1/4"=1'-0"

LEGEND

DESCRIPTION			
1	GLASS RAIL	8	STAINLESS STEEL HANDRAIL BRACKET ROUND HBWA.005.LAQ.RND BY INCINE DESING.COM + STAINLESS STEEL HANDRAIL TUBE ROUND BY INCINE DESING.COM
2	3" DRAIN	14	30" UNDERMOUNT SINK / WITH DISPOSAL
3	YARD DRAIN	15	HOOD ABOVE COOKTOP
4	2'X2' SKYLIGHT WITH 6" CURB MOUNTED BY VELUX. SUBMIT SHOP DWGS.	16	GARAGE FOR APPLANCES
5	ROOF HATCH BY BILCO TYPE N.B	17	36" BUILT-IN GAS BBQ, VERIFY DIMENSIONAL REQUIREMENTS WITH ARCHITECT
6	ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.	18	OVERFLOW SCUPPER
7	HANDRAIL ASSEMBLY: STAINLESS STEEL FLAT END TERMINAL E4265 FOR WOODINOX HANDRAIL 1 1/2" O 1500, STAINLESS STEEL SUPPORT E 4586 BY STAIRPARTSUSA.COM	19	3'Ø SKYLIGHT WITH 4" CURB
		20	3'-6" HIGH DRYWALL RAIL
		21	PANTRY
		22	2x8 VERTICAL BRISE SOLEIL SHADE COLOR TEAK
			NOTES: 1. FINAL MODEL, TYPE, BRAND, COLOR, MATERIAL AND/OR FINISH TO BE SELECTED BY ARCHITECT 2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ASSEMBLY 3. SEE MECH. FOR LOCATION OF AIR HANDLERS AND EQUIPMENT 4. STAIR RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH FBC R311.7.4.3, TO NOT ALLOW THE PASSAGE OF A 4" SPHERE 5. ALL DIMENSIONS ARE NOMINAL 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IN MEASUREMENTS 7. DO NOT SCALE DRAWINGS
		9	36" BUILT-IN REFRIGERATOR
		10	36" GAS COOKTOP
		11	DISHWASHER
		12	UNDERCOUNTER MICROWAVE
		13	UNDERCOUNTER OVEN

WALL TYPES LEGEND:

	8" OR 12" CMU WALL (SEE STRUCTURAL REQUIREMENTS) TO HAVE 7/8" METAL FURRING ON TOP OF 3/4" TUFF-R INSULATION (OWENSCORNING.COM) WITH QUIETROCK ES MOLD RESISTANT GYPSUM WALL BOARD FOR ALL DEMISING WALLS. INSTALL AS PER REQUIREMENTS OF NATIONAL GYPSUM WALL PRODUCTS. 3/4" FLOAT FINISH STUCCO ON MASONRY FOR ALL WALLS EXPOSED TO EXTERIOR AS PER ASTM C-926
	8" OR 12" CMU WALL WITH STUCCO ON BOTH SIDES, OR 5/8" DRYWALL IF INTERIOR WALL
	3-5/8" 25 GA MTL. STUD @ 16" O.C. W/ 5/8" GYPSUM WALL BOARD
	3-5/8" 25 GA MTL. STUD OR AS NOTED ON PLANS @ 16" O.C. WITH 3-1/2" SOUND ATTENUATION BATT FIBER GLASS INSULATION (OWENSCORNING.COM).
	8" CMU WALL (SEE STRUCTURAL REQUIREMENTS) WITH UL CLASSIFICATION D-2 (2-HOUR FIRE RATED) TO HAVE 7/8" METAL FURRING STRIPS WITH 5/8" SUPPRESS SOUND ENGINEERED DRYWALL ON BOTH SIDES



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PERMIT SET	
REVISIONS	
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4	TAC COMMENTS 2.1.23
5	TAC COMMENTS
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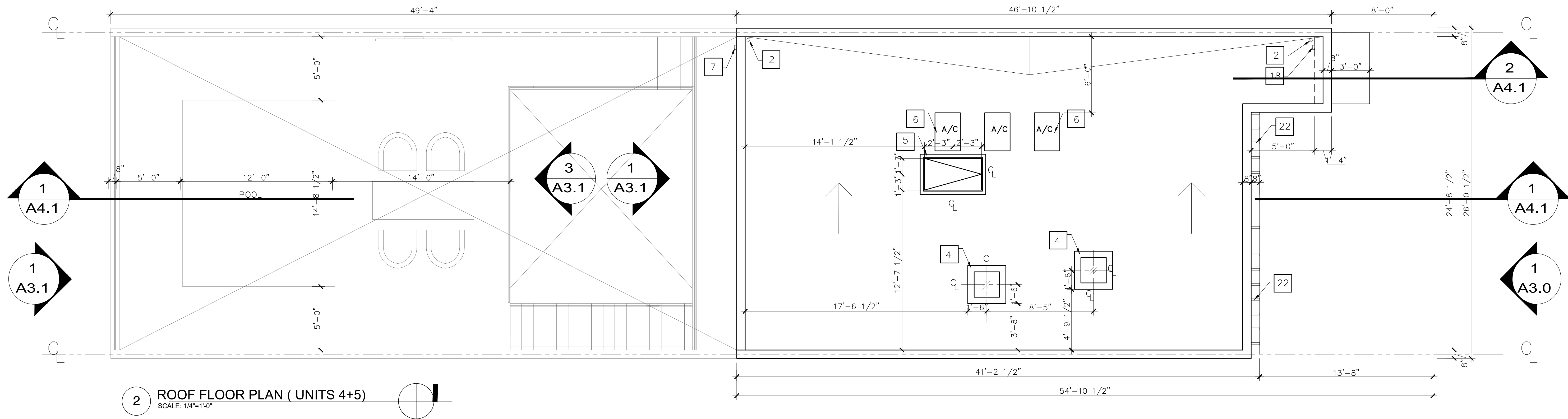
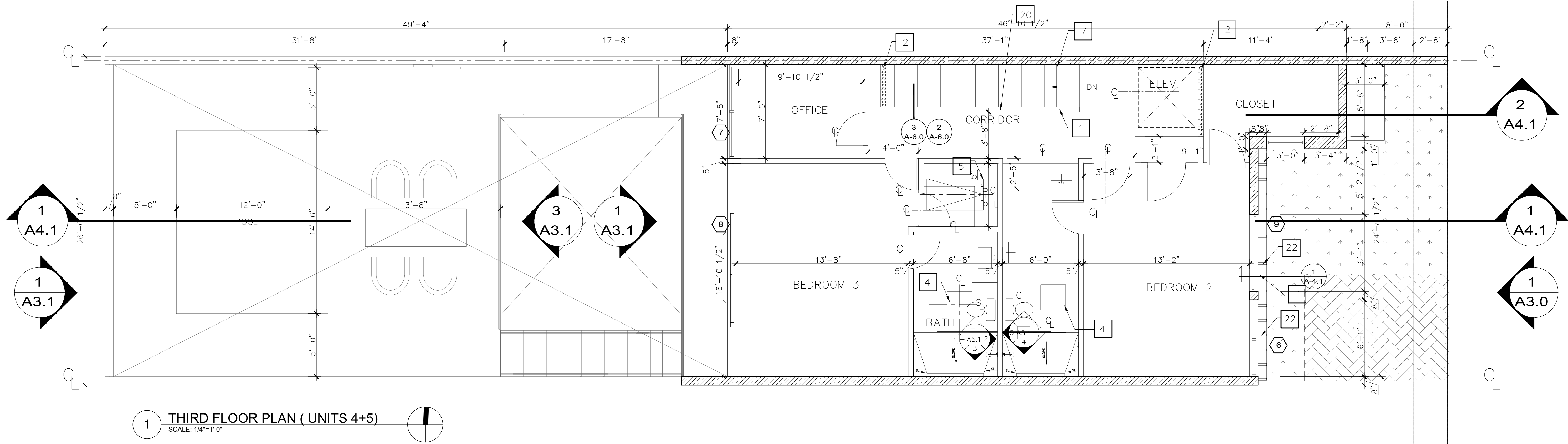
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LEGEND

DESCRIPTION			
1 GLASS RAIL	8 STAINLESS STEEL HANDRAIL BRACKET ROUND	14 30" UNDERMOUNT SINK / WITH DISPOSAL	22 2x8 VERTICAL BRISE SOLEIL SHADE COLOR TEAK
2 3" DRAIN	9 HBWA.005.LAQ.RND BY INCINE DESING.COM + STAINLEES STEEL HANDRAILTUBE ROUND BY INCINE DESING.COM	15 HOOD ABOVE COOKTOP	NOTES: 1. FINAL MODEL, TYPE, BRAND, COLOR, MATERIAL AND/OR FINISH TO BE SELECTED BY ARCHITECT 2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ASSEMBLY 3. SEE MECH. FOR LOCATION OF AIR HANDLERS AND EQUIPMENT 4. STAIR RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH FBC R311.7.4.3, TO NOT ALLOW THE PASSAGE OF A 4" SPHERE 5. ALL DIMENSIONS ARE NOMINAL 6. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES IN MEASUREMENTS 7. DO NOT SCALE DRAWINGS
3 YARD DRAIN	10 36" BUILT-IN REFRIGERATOR	16 GARAGE FOR APPLANCES	
4 2'X2' SKYLIGHT WITH 6" CURB MOUNTED BY VELUX. SUBMIT SHOP DWGS.	11 36" GAS COOKTOP	17 36" BUILT-IN GAS BBQ, VERIFY DIMENSIONAL REQUIREMENTS WITH ARCHITECT	
5 ROOF HATCH BY BILCO TYPE N.B	12 DISHWASHER	18 3'Ø SKYLIGHT WITH 4" CURB	
6 ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.	13 UNDERCOUNTER MICROWAVE	19 3'-6" HIGH DRYWALL RAIL	
7 HANDRAIL ASSEMBLY: STAINLESS STEEL FLAT END TERMINAL E4265 FOR WOODINOX HANDRAIL 1"Ø 1500, STAINES STEEL SUPPORT E 4586 BY STAIRPARTSUSA.COM	20 UNDERCOUNTER OVEN	21 PANTRY	

WALL TYPES LEGEND:

	8" OR 12" CMU WALL (SEE STRUCTURAL REQUIREMENTS) TO HAVE 7/8" METAL FURRING ON TOP OF 3/4" TUFF-R INSULATION (OWENSCORNING.COM) WITH QUIETROCK ES MOLD RESISTANT GYPSUM WALL BOARD FOR ALL DEMISING WALLS. INSTALL AS PER REQUIREMENTS OF NATIONAL GYPSUM WALL PRODUCTS 3/4" FLOAT FINISH STUCCO ON MASONRY FOR ALL WALLS EXPOSED TO EXTERIOR AS PER ASTM C-926
	8" OR 12" CMU WALL WITH STUCCO ON BOTH SIDES, OR 5/8" DRYWALL IF INTERIOR WALL
	3-5/8" 25 GA MTL. STUD @ 16" O.C. W/ 5/8" GYPSUM WALL BOARD
	3-5/8" 25 GA MTL. STUD OR AS NOTED ON PLANS @ 16" O.C. WITH 3-1/2" SOUND ATTENUATION BATT FIBER GLASS INSULATION (OWENSCORNING.COM)
	8" CMU WALL (SEE STRUCTURAL REQUIREMENTS) WITH UL CLASSIFICATION D-2 (2-HOUR FIRE RATED) TO HAVE 7/8" METAL FURRING STRIPS WITH 5/8" SUPRESS SOUND ENGINEERED DRYWALL ON BOTH SIDES



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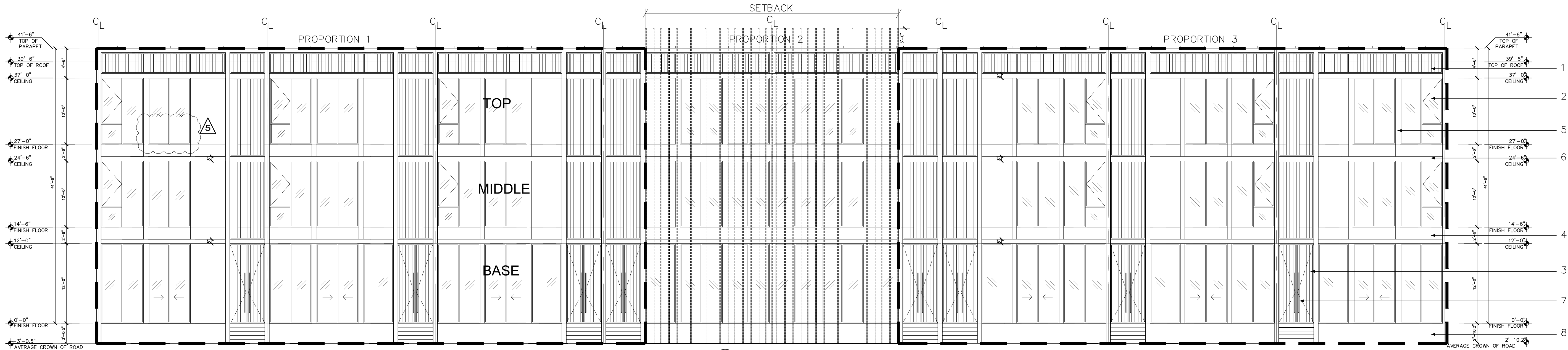
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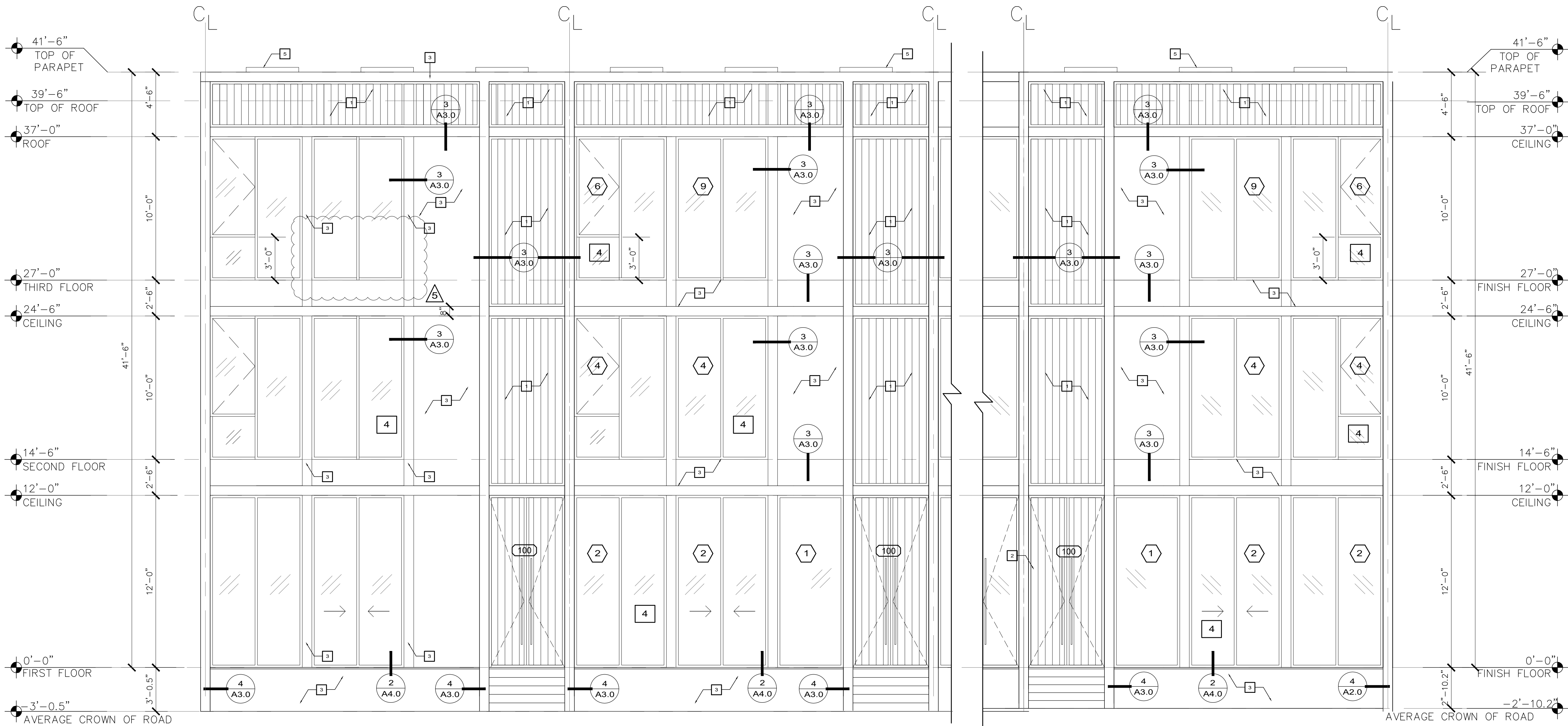
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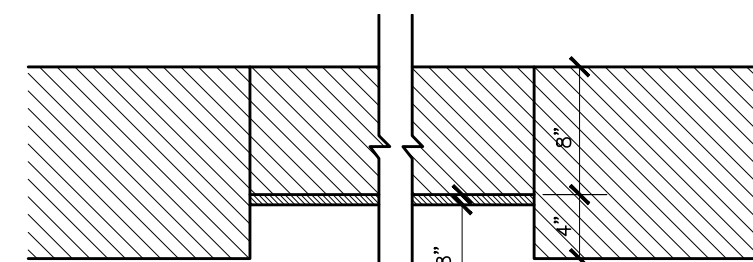
1 EAST ELEVATION - GENERAL VIEW
SCALE: 1/8"=1'-0"



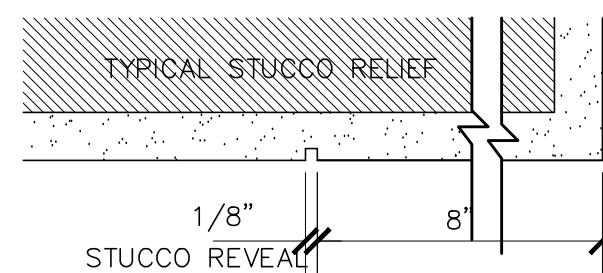
2 ENLARGED PORION OF EAST ELEVATION
SCALE: 1/4"=1'-0"

LEGEND	
DESCRIPTION	
1	THE UPPER PART OF BUILDING IS MARKED WITH SPECIAL FEATURES AS ROOFTOP TERRACES OR SCULPTURAL STAIRWELL ROOFS
2	WINDOW PROPORTION IS VERTICAL, WHEN AGGREGATED, THE MASONRY OPENING CAN BE SQUARE OR HORIZONTAL, DIVIDED LITES CAN CREATE SQUARE OR VERTICAL PROPORTIONS
3	COMPOSITION OF BUILDING REFLECTS SOLIDITY OF STRUCTURAL SYSTEM, USES SIMPLE GEOMETRIES, AND INCLUDES SPACES CARVED FROM THE MASS TO CREATE ENTRIES, OR TERRACES
4	SMOOTH STUCCO
5	REALINGS ARE METAL
6	EYEBROWS, TERRACES, ARCADES, OR DEEP ROOF OVERHANGS PROVIDE SHADE
7	ENTRANCE TO BUILDING IS CLEARLY IDENTIFIABLE
8	LIKE MORE CLASSICALLY INSPIRED BUILDING, THE MODERN MASONRY BUILDING HAS AN ARTICULATED BASE, MIDDLE AND TOP

LEGEND	
DESCRIPTION	
1	T & G TEAK 3/4" ON SLEEPERS
2	T & G TEAK ON DOORS
3	3/4" SMOOTH STUCCO WHITE
4	GLAZING COMPLIES WITH TRANSPARENCY REQUIREMENT AS PER LDR 4.4.13 (P)(5) SEE WINDOW A3.1 SCHEDULE FOR TYPE OF GLASS
5	SKYLIGHT WITH 4" CURB



3 STUCCO / WOOD RELIEF
SCALE: 1"=1'-0"



4 STUCCO REVEAL
SCALE: 6"=1'-0"



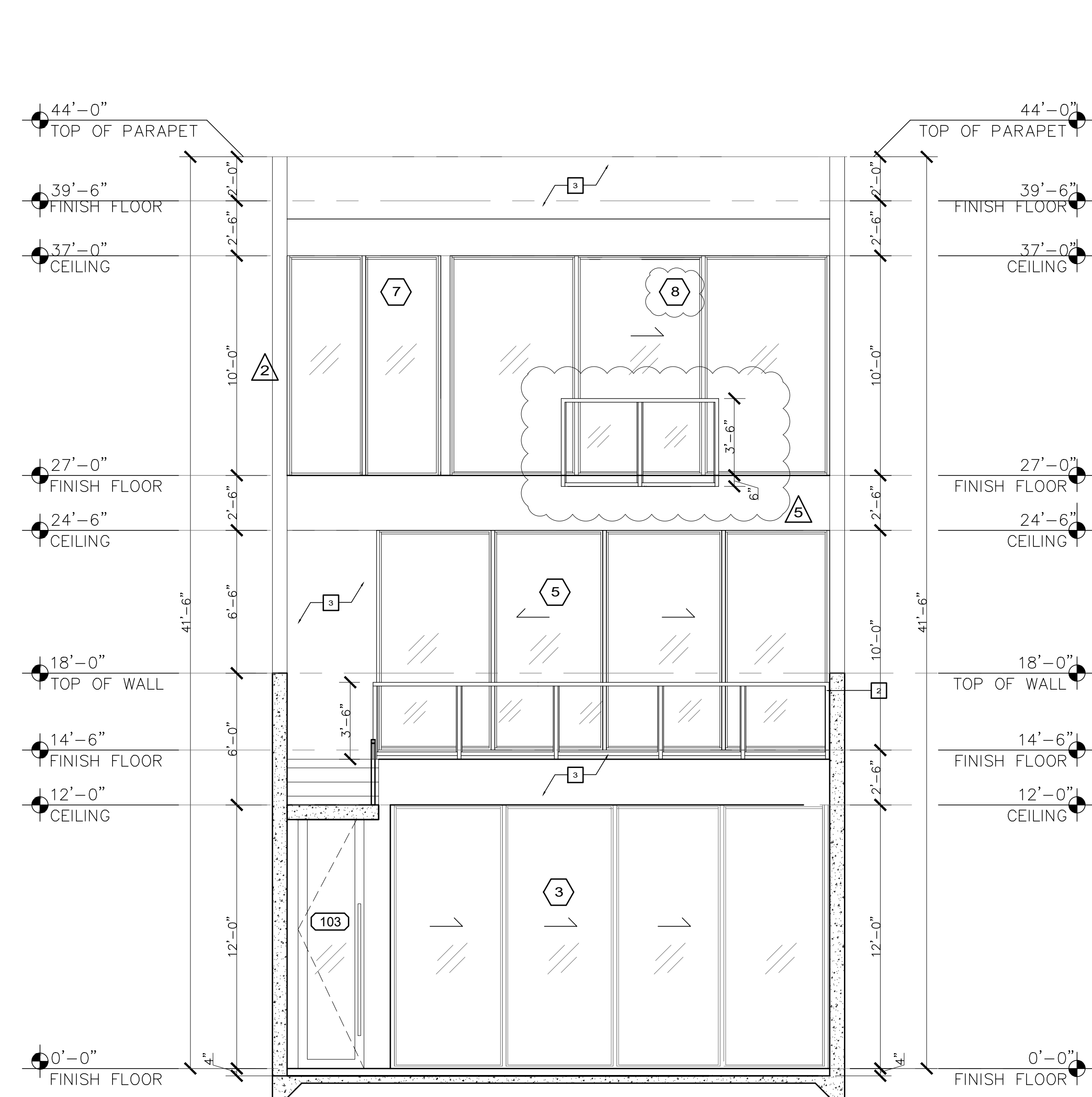
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2	TAC COMMENTS 8.1.22
3	TAC COMMENTS 8.25.22
4	TAC COMMENTS 2.2.23
5	TAC COMMENTS
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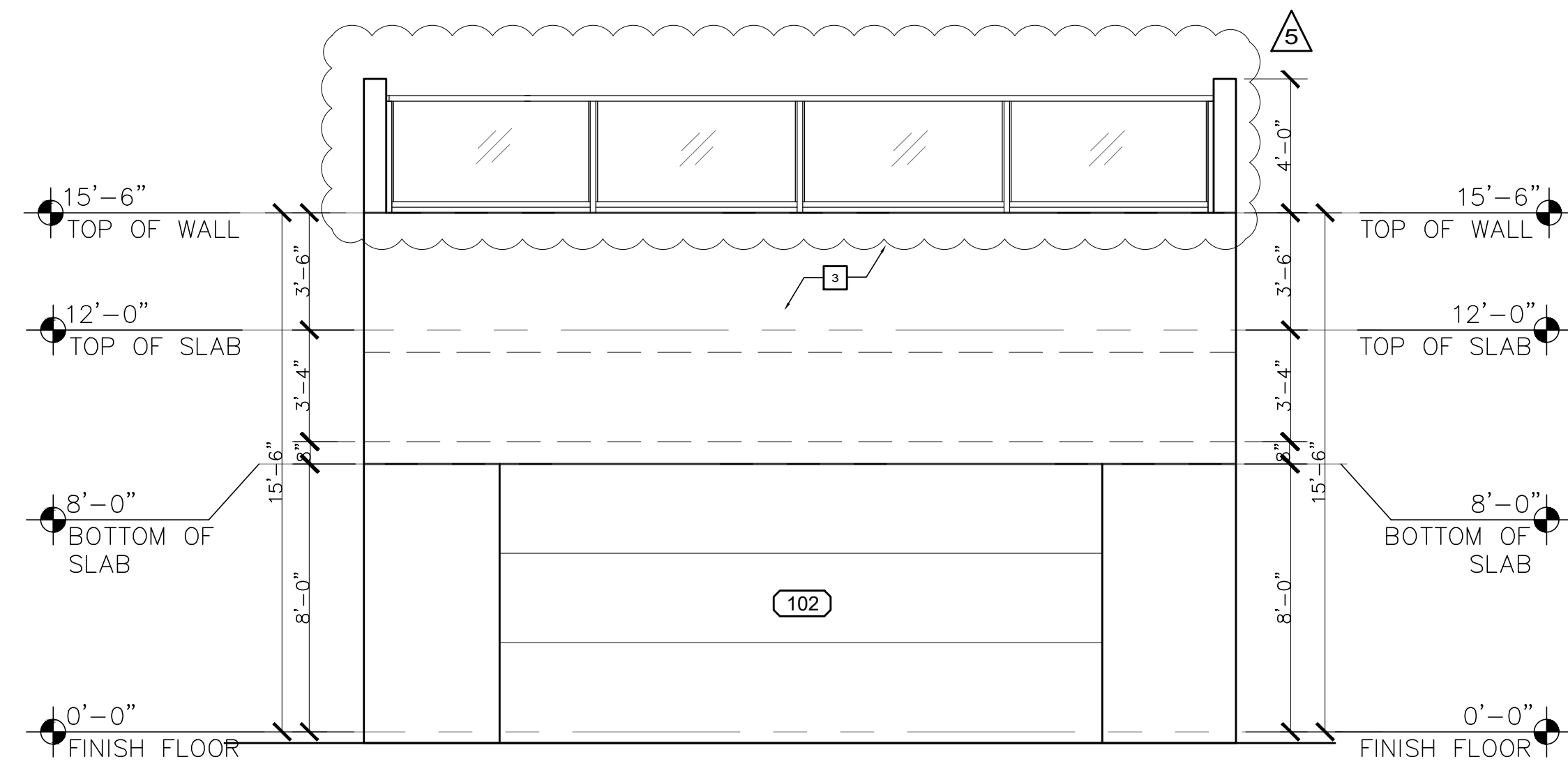
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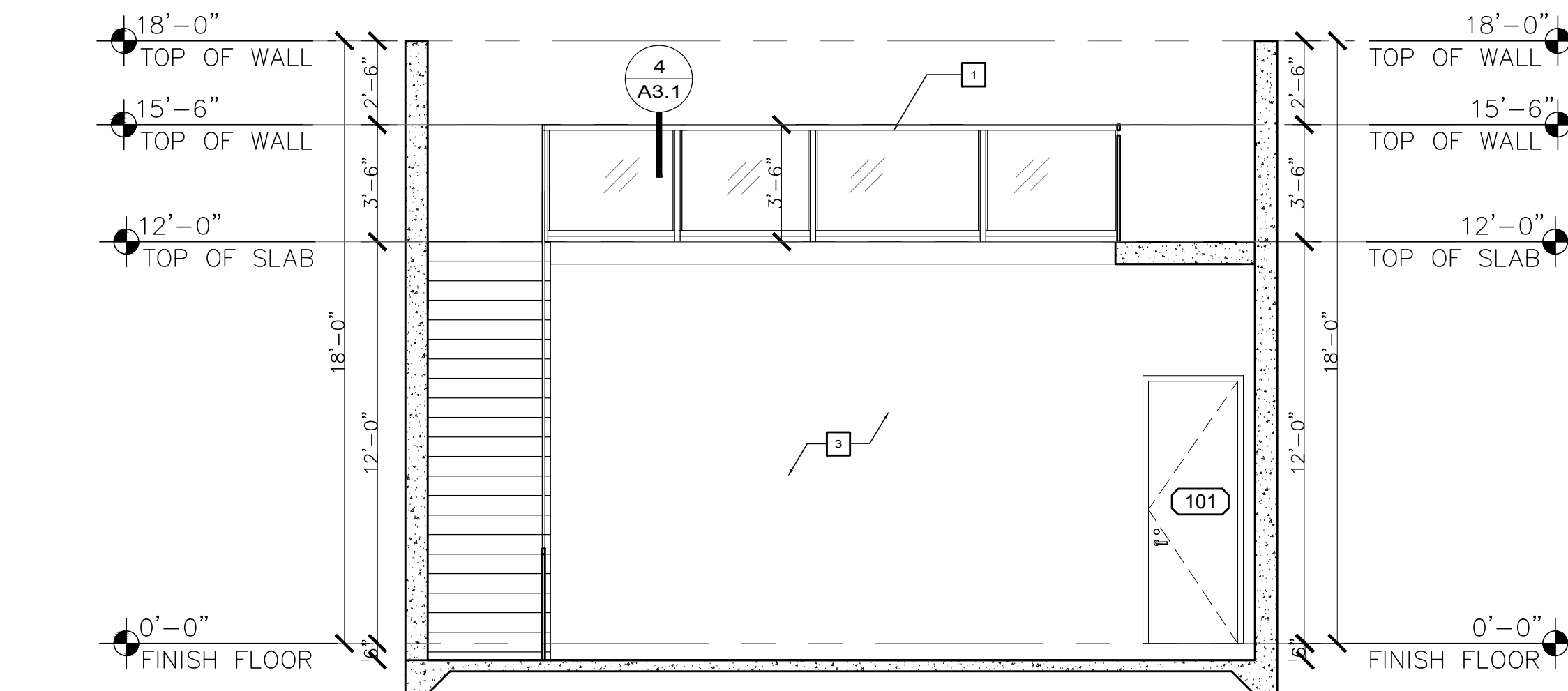


1 INTERIOR WEST ELEVATION
SCALE: 1/4" = 1'-0"

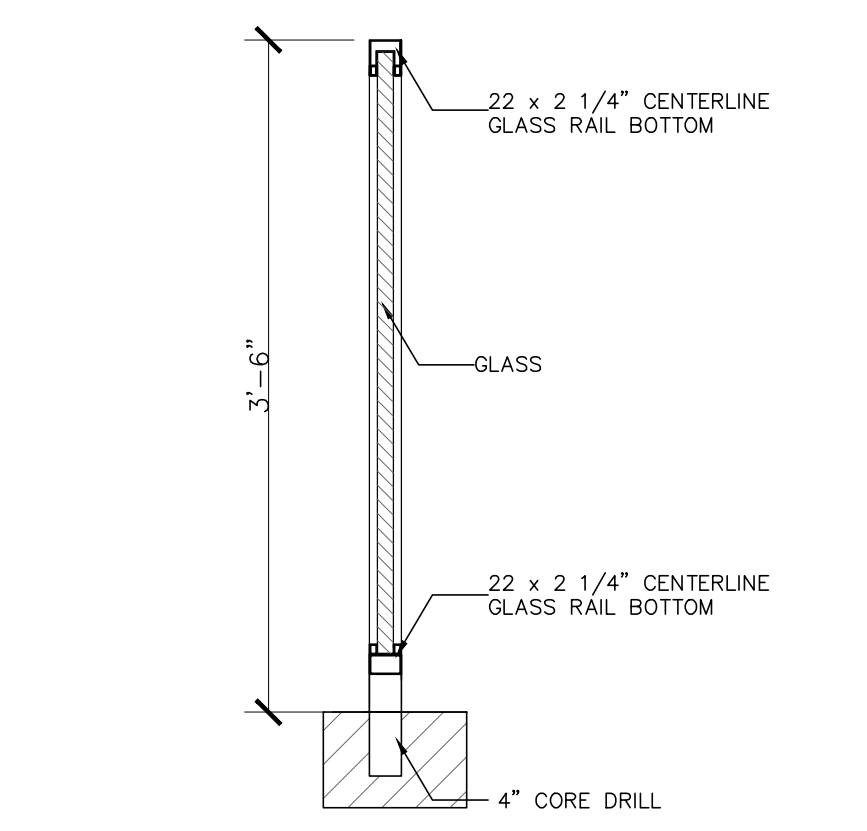
EXTERIOR GLAZING SCHEDULE ALL GLAZING: CLEAR LAMINATED IMPACT GLASS – SOLARBAN 60									
(SYM)	MASONRY OPENING		WINDOW TYPE	MANUFACTURER	FRAME	FINISH	DETAILS	REMARKS	
	WIDTH	HEIGHT							
1	4'-7"	12'-0"	FIXED	—	ALUM	SUPER WHITE	—		
2	6'-5"	12'-0"	FIXED	—			—		
3	20'-0"	12'-0"	SLIDERS	—			—		
4	6'-5"	10'-0"	FIXED	—			—		
5	20'-7 1/2"	10'-0"	SLIDERS	—			—		
6	6'-5"	10'-0"	FIXED	—			—	7'-0" CASEMENT	
7	7'-0"	10'-0"	FIXED	—			—	7'-0" CASEMENT	
8	17'-3 1/2"	10'-0"	SLIDERS	—			—		
9	6'-5"	10'-0"	SLIDERS	—			—		
EXTERIOR DOOR SCHEDULE									
(SYM)	NOMINAL SIZE	VERIFY	DOOR TYPE	DOOR	FINISH	THK.	HARDWARE GROUP	DETAIL(S)	REMARKS
	WIDTH	HEIGHT							
100	5'-3 1/2"	12'-0"	ALUM.	—	NATURAL TEAK	1 3/4"	—	—	
101	3'-0"	8'-0"	—	FIBERG.	PAINT WHITE	1 3/4"	—	—	FIBERGLASS EXTERIOR IMPACT
102	18'-0"	8'-0"	—	—	PAINT SUPER WHITE	—	—	—	AMARR BRAND HERITAGE 3000 STAINED WOOD PANEL 3 LAYER INSULATED GARAGE DOOR TO MEET MIAMI DADE NOA
103	3'-0"	12'-0"	ALUM./GLASS	—	ANODIZED ALUMINUM OR SILVER	1 3/4"	—	—	
SEE ELEVATION DRAWINGS FOR MULLION LOCATIONS									



2 WEST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

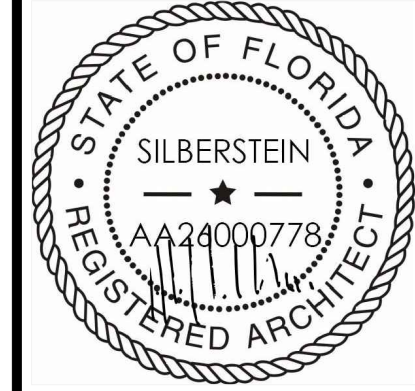


3 EAST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"



4 HANDRAIL SECTION DETAIL
SCALE: 1/4" = 1'-0"

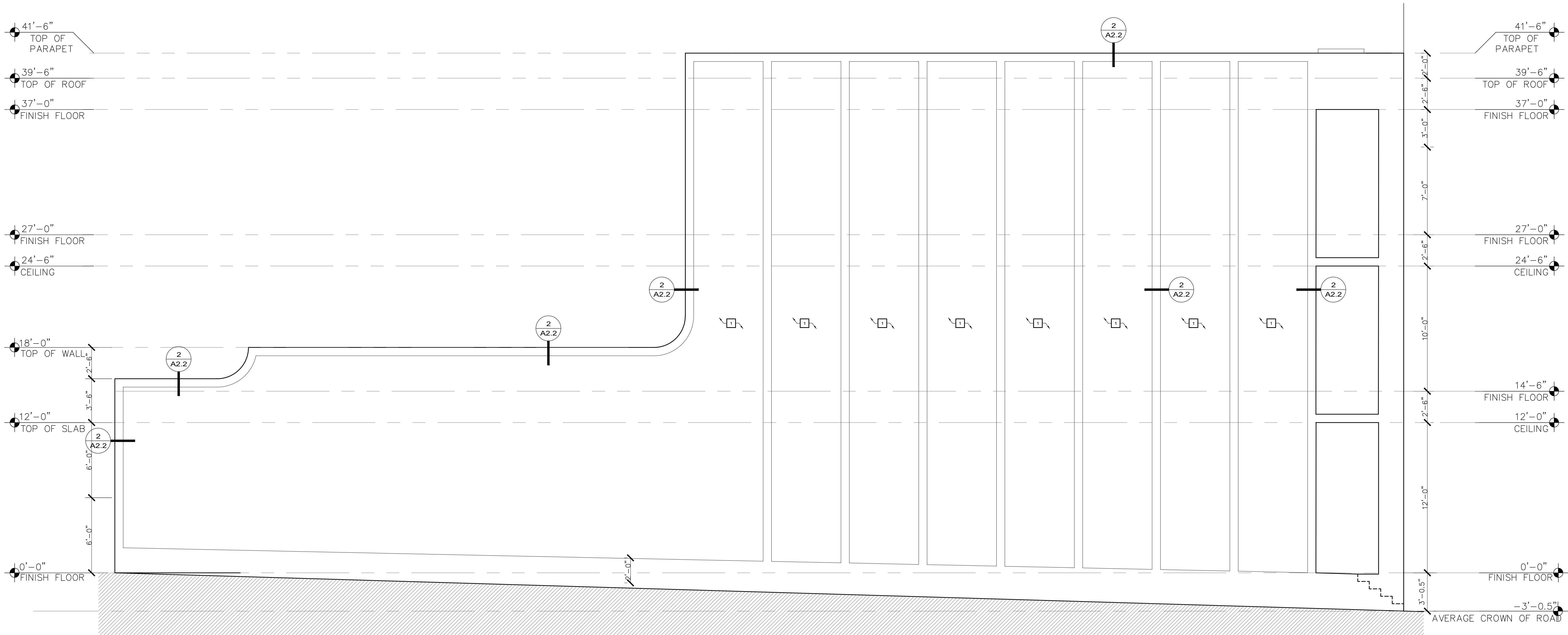
LEGEND	
DESCRIPTION	
1	RAILING SHALL BE LAMINATED CLEAR GLASS WITH 2"x2-1/4" DARK BRONZE ALUMINUM FRAME. BY JC ORNAMENTAL.COM
2	TAPER-LOC@SYSTEM DRY-GLAZE LAMINATED TEMPERED GLASS RAIL SYSTEM 13/16"(21.52mm) LAMINATED GLASS - L21S and 9BL21 BASE SHOES BY CR LAURENCE CO.-800-421-6144 - BASE FINISHED WITH BREAK METAL - SUBMIT SHOP DRAWINGS
3	Float finish Stucco- SUPER WHITE



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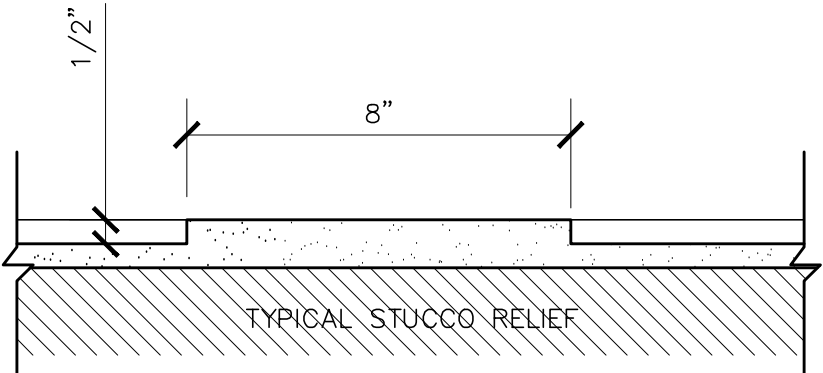
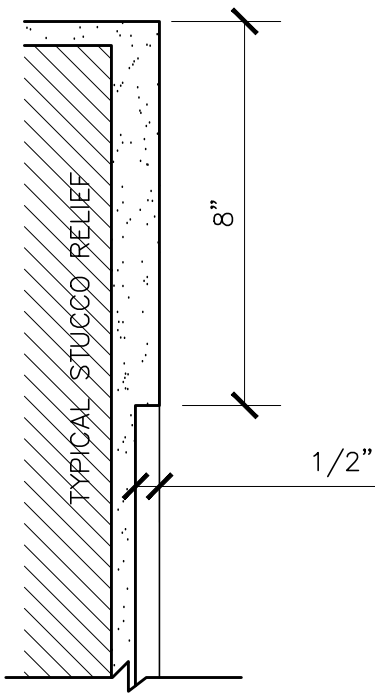
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4.	TAC COMMENTS 2.1.23
5.	TAC COMMENTS
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1 SOUTH/NORTH ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND
DESCRIPTION
1 8" FLOAT FINISH STUCCO — BENJAMIN MOORE GC-152 SUPER WHITE



2 STUCCP RELIEF
SCALE: 3'-0" = 1'-0"



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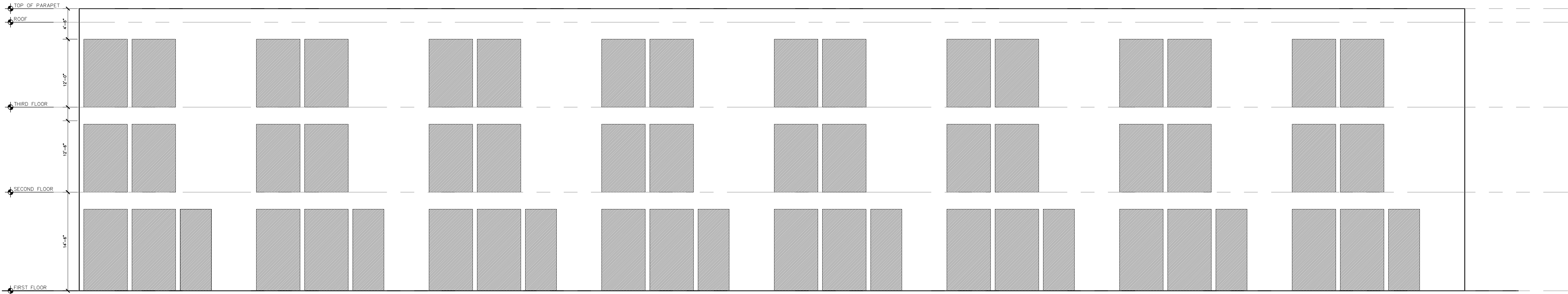
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WINDOW COVERING CALCULATIONS			
WINDOW COVERING SHALL BE BETWEEN 20%–75% OF WALL AREA			
FLOOR	WALL AREA	GLASS AREA	PERCENTAGE
FIRST	2953 S.F.	1672 S.F.	56.7%
SECOND	2546 S.F.	1024 S.F.	40.2%
THIRD	2546 S.F.	1024 S.F.	40.2%

LEGEND	
DESCRIPTION	
	GLASS
	WALL

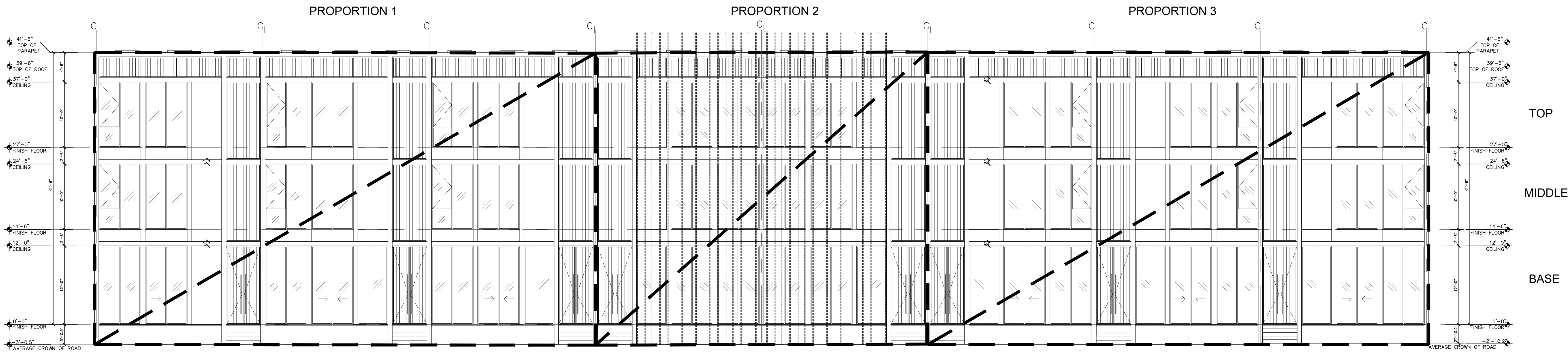
1 **WINDOWS COVERING DIAGRAM**
SCALE: 1/8"=1'-0"



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1 FACADE COMPOSITION
SCALE: 1/8"=1'-0"

PROPORTION 1 = 2:1
PROPORTION 2 = 1:1
PROPORTION 3 = 2:1



DESIGN DISTRICT, MIAMI, FL. This pair of buildings designed by Cure & Penebad (left) and Khoury & Vogt (right) help frame a new street in the design district. Both demonstrate how good proportions, elegant detailing, and sensitivity to the public realm can produce a beautiful street composition.

LEGEND	
DESCRIPTION	
1	THE UPPER PART OF BUILDING IS MARKED WITH SPECIAL FEATURES AS ROOFTOP TERRACES OR SCULPTURAL STAIRWELL ROOFS
2	WINDOW PROPORTION IS VERTICAL, WHEN AGGREGATED, THE MASONRY OPENING CAN BE SQUARE OR HORIZONTAL, DIVIDED LITES CAN CREATE SQUARE OR VERTICAL PROPORTIONS
3	COMPOSITION OF BUILDING REFLECTS SOLIDITY OF STRUCTURAL SYSTEM, USES SIMPLE GEOMETRIES, AND INCLUDES SPACES CARVED FROM THE MASS TO CREATE ENTRIES OR TERRACES
4	SMOOTH STUCCO
5	RAILINGS ARE METAL
6	EYEBROWS, TERRACES, ARCADES, OR DEEP ROOF OVERHANGS PROVIDE SHADE
7	ENTRANCE TO BUILDING IS CLEARLY IDENTIFIABLE
8	LIKE MORE CLASSICALLY INSPIRED BUILDING, THE MODERN MASONRY BUILDING HAS AN ARTICULATED BASE, MIDDLE AND TOP



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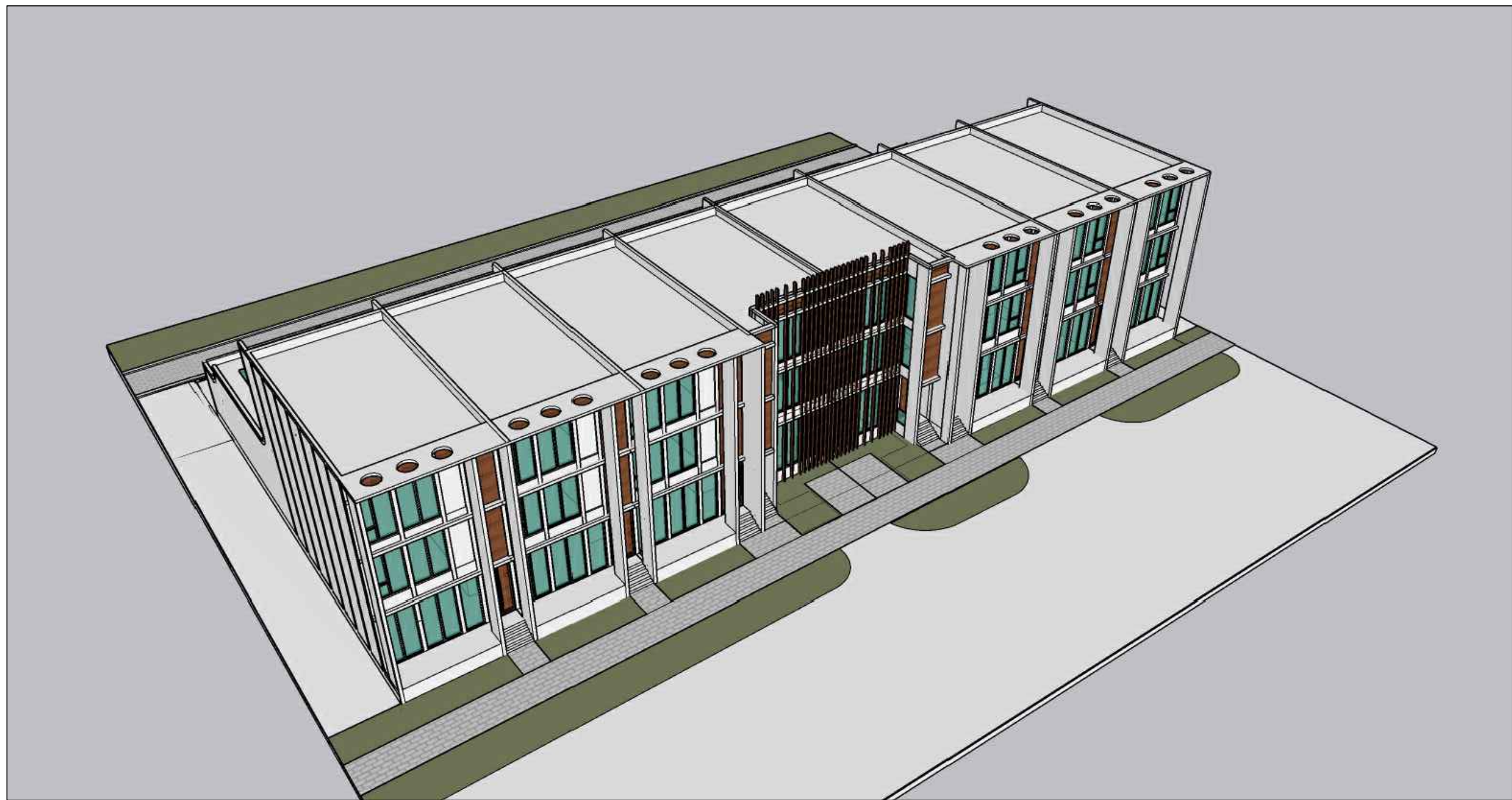
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1 WEST SIDE



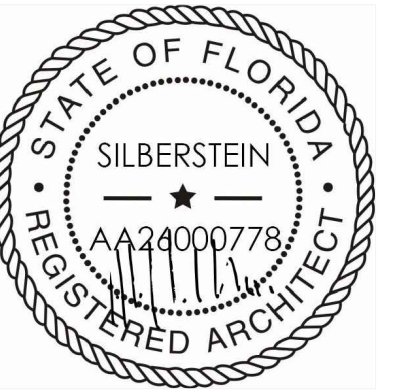
2 EAST SIDE



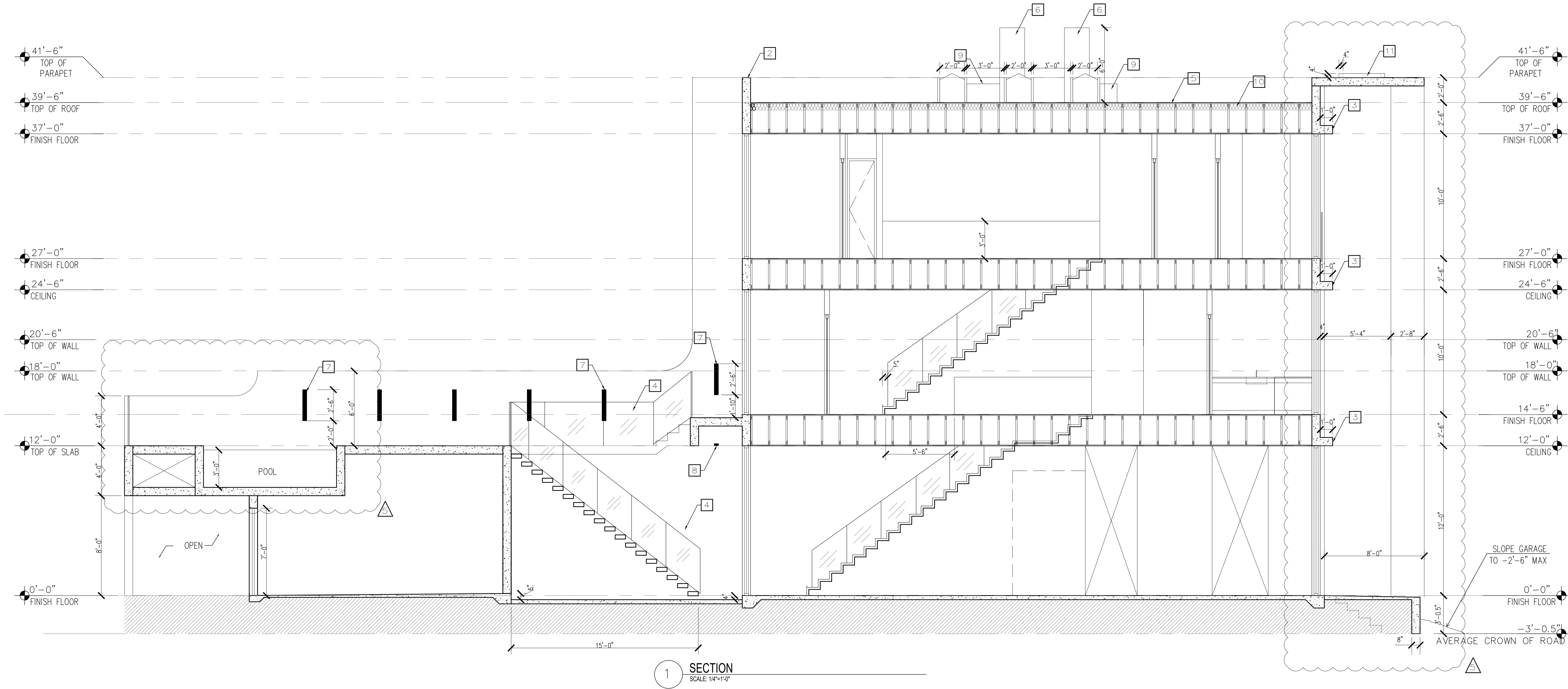
3 AERIAL



4 SOUTHEAST CORNER



PERMIT SET	
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5.	TAC COMMENTS
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1 SECTION
SCALE: 1/4"=1'-0"

LEGEND	
DESCRIPTION	
1	WHITE SMOOTH FLOAT FINISH STUCCO
2	SLOPE TOP OF PARAPET WALL TOWARDS ROOF, STUCCO STOP AT ROOF FLASHING
3	CONTINUOUS DRIP EDGE, TYP.
4	RAILING SHALL BE LAMINATED CLEAR GLASS WITH 2"x2-1/4" DARK BRONZE ALUMINUM FRAME. BY JC ORNAMENTAL.COM
5	GAF EVERGUARD FREEDOM HW 60 MIL FULLY ADHERED ROOF MEMBRANE, OR APPROVED EQUAL OVER R-30 AVERAGE TAPERED ROOF INSULATION
6	ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.
7	WALL MOUNTED LIGHT - WATERPROOF - MODEL VASMOK IIS003
8	3" SQUARE DOWNLIGHT - MODEL USAI LIGHTING B3SDL
9	SKYLIGHT WITH 6" CURB
10	ICYNENE INSULTAION R-19
11	SKYLIGHT WITH 4" CURB
NOTES: 1. FINISHES TO BE SELECTED BY OWNER 2. CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS FOR ARCHITECT'S APPROVAL	



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2. TAC COMMENTS	8.1.22
3. TAC COMMENTS	8.25.22
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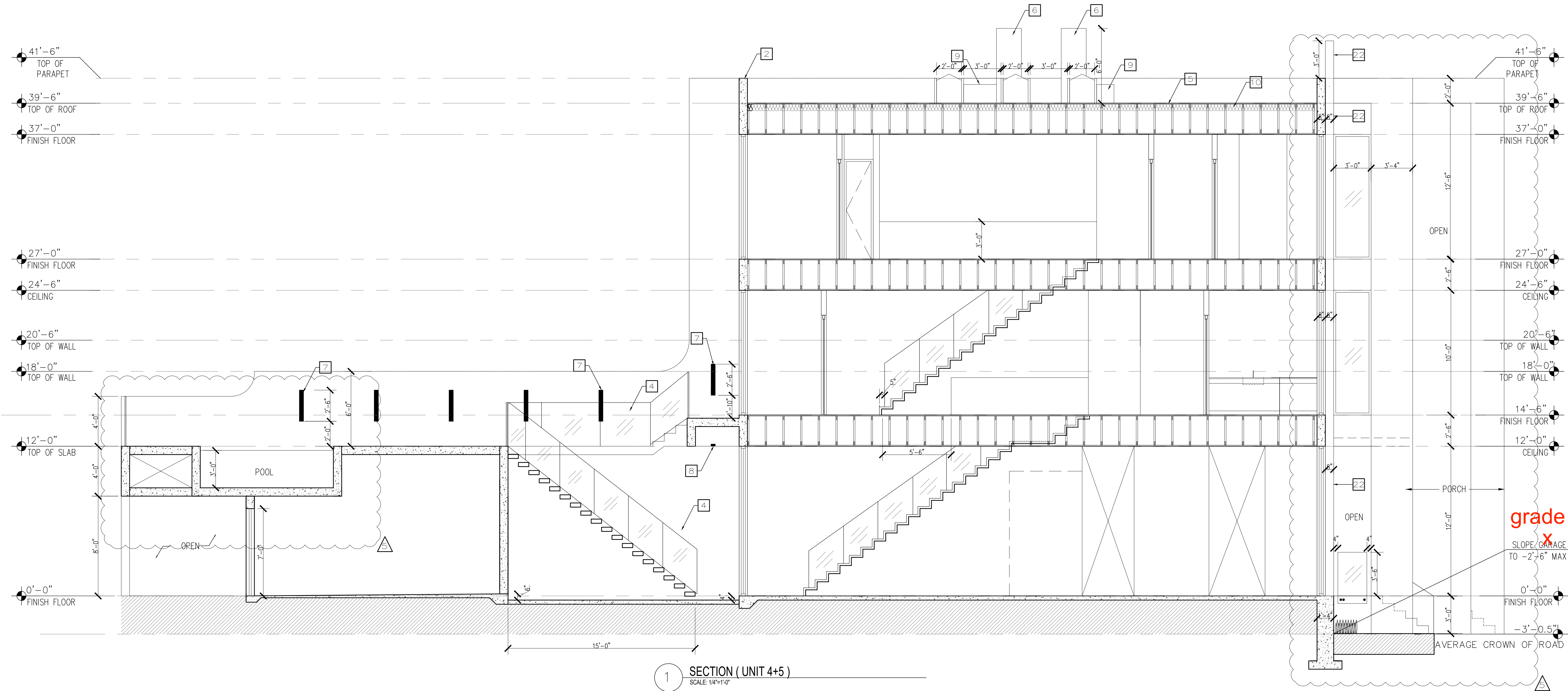
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1 SECTION (UNIT 4+5)
SCALE: 1/4"=1'-0"

LEGEND	
DESCRIPTION	
1	WHITE SMOOTH FLOAT FINISH STUCCO
2	SLOPE TOP OF PARAPET WALL TOWARDS ROOF, STUCCO STOP AT ROOF FLASHING
3	CONTINUOUS DRIP EDGE, TYP.
4	RAILING SHALL BE LAMINATED CLEAR GLASS WITH 2"x2-1/4" DARK BRONZE ALUMINUM FRAME. BY JC ORNAMENTAL.COM
5	GAF EVERGUARD FREEDOM HW 60 MIL FULLY ADHERED ROOF MEMBRANE, OR APPROVED EQUAL OVER R-30 AVERAGE TAPERED ROOF INSULATION
6	ROOF MOUNTED A/C CONDENSER, VERIFY LOCATION IN FIELD.
7	WALL MOUNTED LIGHT - WATERPROOF - MODEL VASMOK IIS003
8	3" SQUARE DOWNLIGHT - MODEL USAI LIGHTING B3SDL
9	SKYLIGHT WITH 6" CURB
10	ICYNENE INSULTAION R-19
11	SKYLIGHT WITH 4" CURB
22	2x8 VERTICAL BRISE SOLEIL SHADE COLOR TEAK
NOTES: 1. FINISHES TO BE SELECTED BY OWNER 2. CONTRACTOR SHALL SUBMIT TRUSS SHOP DRAWINGS FOR ARCHITECT'S APPROVAL	



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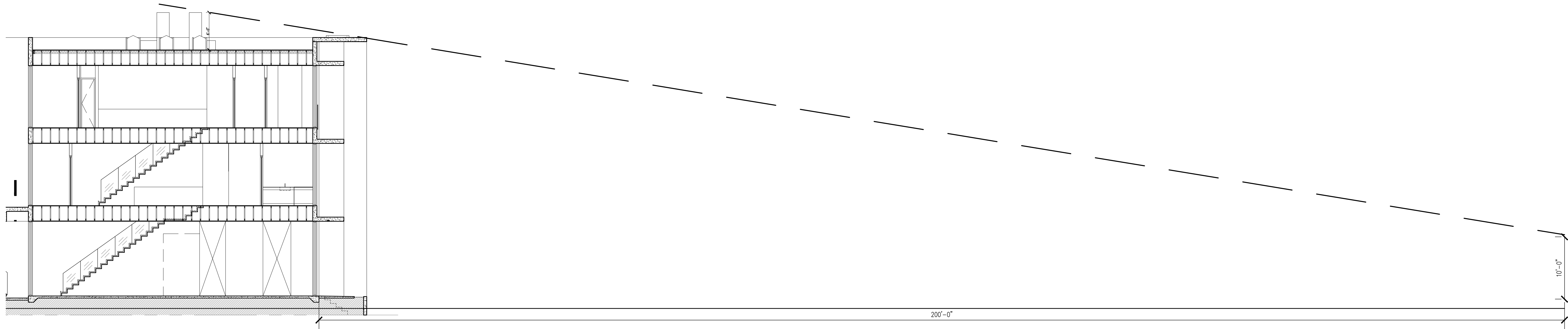
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1 SITE LINE STUDY
SCALE: 1/8" = 1'-0"



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